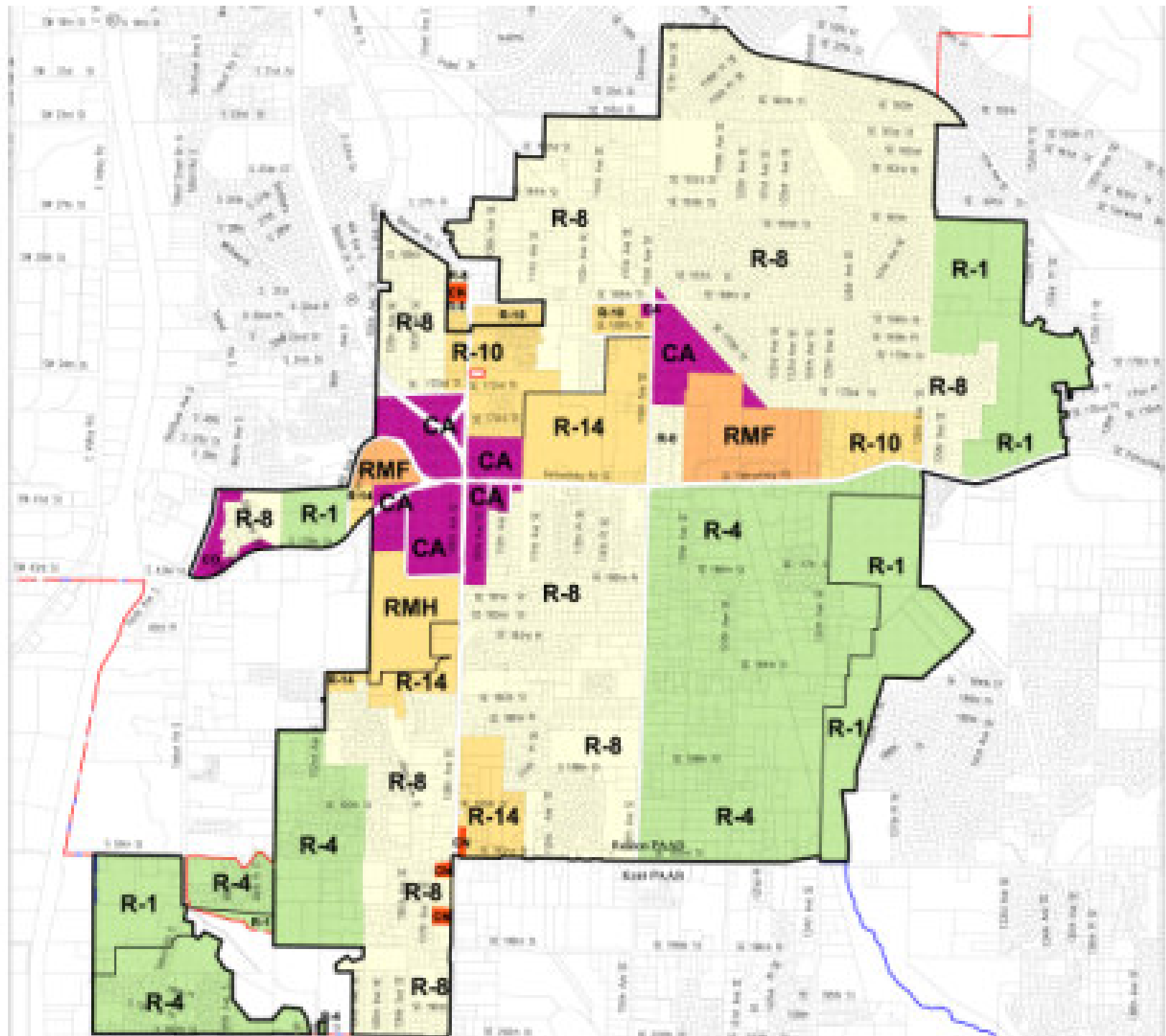




Benson Hill Communities Comprehensive Plan Amendments and Pre-zoning

Public Hearing July 25, 2007



Renton Comprehensive Plan Vision

- ◆ Future growth in the Urban Center
 - Downtown Core
 - Urban Center North
- ◆ Commercial and Multifamily growth
 - Areas within and surrounding existing commercial nodes outside downtown
 - ◆ Highlands
 - ◆ NE 4th Corridor
 - ◆ Sunset Blvd
 - ◆ Petrovitsky/Cascade Corridor

Renton Land Use Policy, continued

- ◆ Infill residential development
 - Single family in R4, R-8, R-10
 - Townhouse R-10 and R-14
- ◆ Maintain high ratio of jobs to housing
 - Benson/Cascade Centers
 - Commercial
 - Office development
 - Mixed use residential

Issues

- ◆ Does Renton's current vision for this area still fit?
- ◆ Does it :
 - Reflect existing County zoning and land development patterns?
 - Match Renton's current policy approach to growth management?
- ◆ Predominately Single Family
- ◆ Commercial Center at Benson Shopping Center (Petrovitsky/108th Ave SE)
- ◆ Surrounded by medium density residential

Recommendation

- ◆ Match use on the ground to Renton's zoning
 - Change the Comp Plan if needed match existing uses with Renton zoning
- ◆ Match the net density to Renton's zoning
- ◆ Achieve logical boundaries between zones
- ◆ Retain Renton RS land use

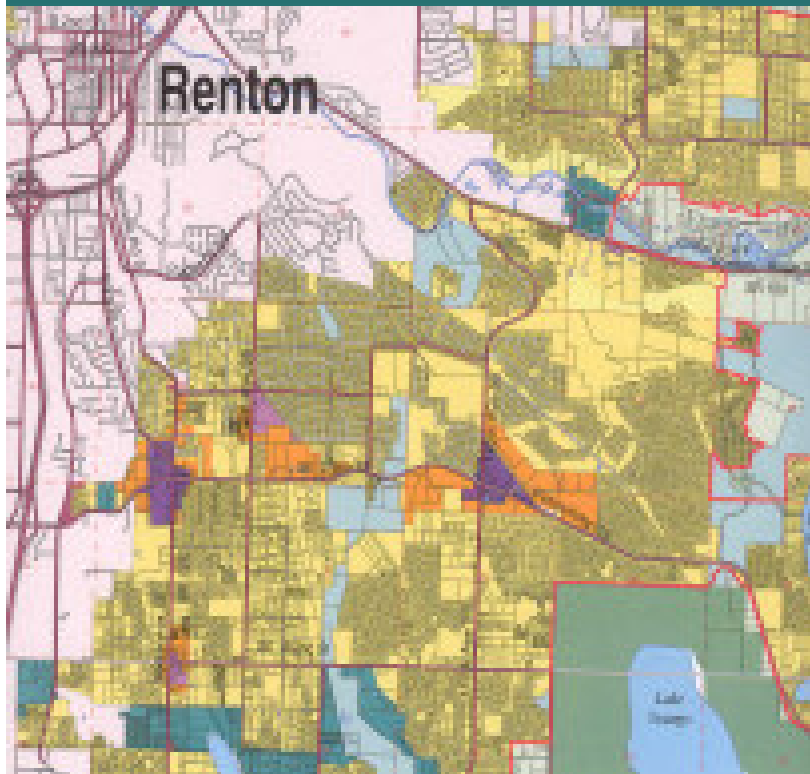
King County Comprehensive Plan

- ◆ Urban Residential, Medium 4-12 du/ac
- ◆ Urban Residential, High 12-48 du/ac
- ◆ Community Business
- ◆ Neighborhood Business
- ◆ Urban Residential, Low
 - Urban Separator

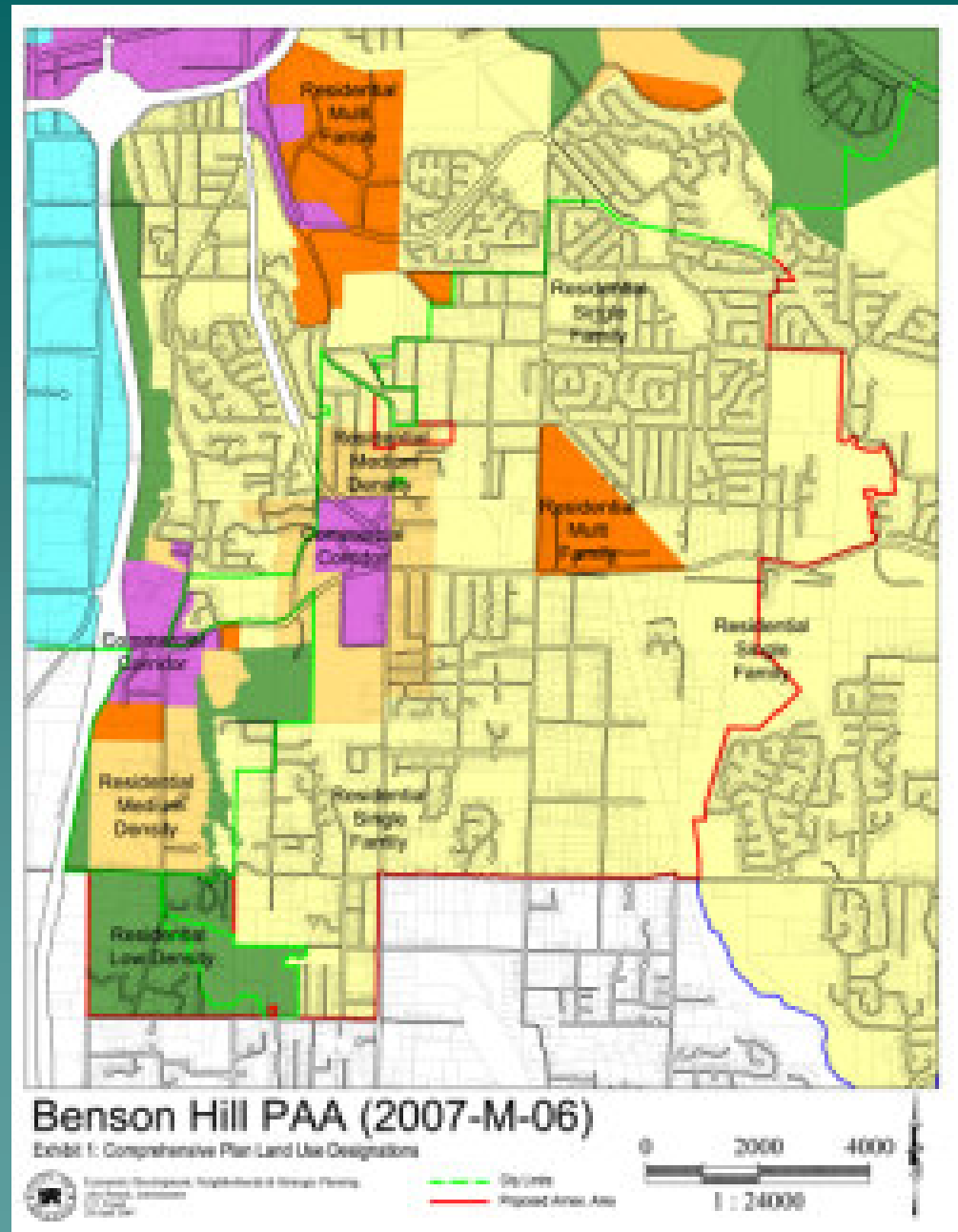
Significant Differences between Renton and KC Land Use Policy

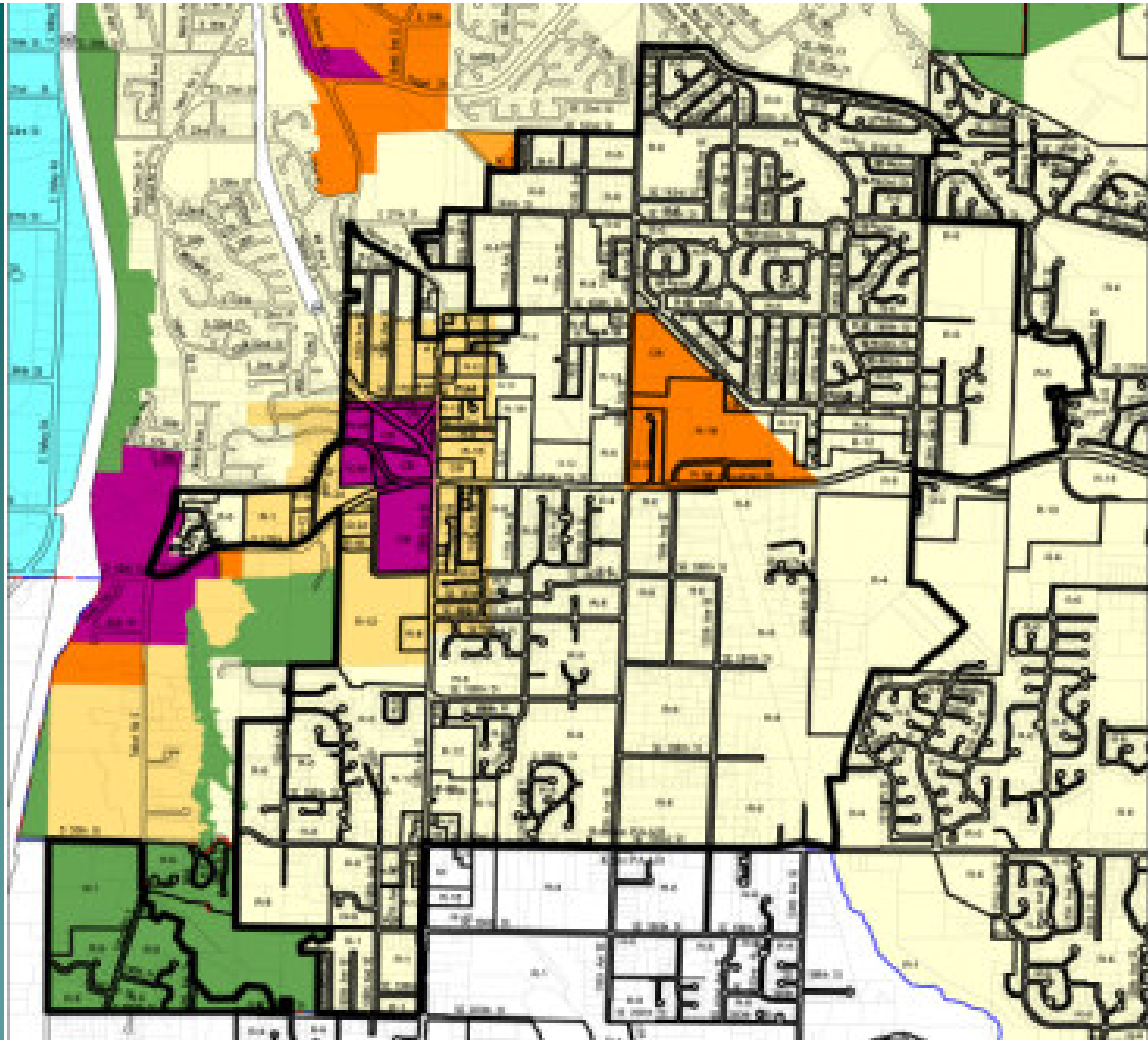
- KC more Commercial
- KC more Multifamily
 - Renton policies support multi-family as mixed uses within the commercial areas
 - Less density
- KC Medium Density Residential
 - Small lot SF
 - Townhouses
- Renton more Single Family
- Density throughout Gross vs Net 20% difference

King County Comp Plan



Renton Comp Plan





Renton Comp Plan – County Zoning

Methodology Used to Match KC and Renton For Existing Development

- Identify type of land use existing on the ground
- Identify vested County projects (402 Single Family)
 - includes platted townhomes
 - 258 Multi-family
 - over 7 units
- Calculate the net density of apartments, townhouses and plats

Methodology for Vacant and Re-developable Land

- Vacant parcels
 - No improvements
- Re-developable parcels
 - vacant areas within them,
 - low building value
 - underutilized land use relative to zoning
- Match the pre-zoning to Renton adopted comp plan or
- Match the pre-zoning to Renton adopted policies

Renton Commercial Categories Match KC

- ◆ 2 Commercial Designations in Comp Plan
- ◆ 3 Zones
 - CA, CO, CN
- ◆ In other Renton commercial areas Business District Overlays are established
 - Mixed use at up to 60 du/ac
 - Consider if annexation is effective as part of community planning

Recommendation Commercial

- ◆ More KC commercial zoning than shown on the Renton plan
- ◆ Amend Renton plan
 - For vacant land
 - Pre-zone commercial if Renton comp plan shows commercial

Stand Alone Higher Density Multifamily

- ◆ Renton policy for stand alone use
 - Restricted outside urban center
 - Expand only in areas contiguous to other multi-family sites
 - Infill multifamily sites
 - 20 dwelling units per acre
 - Surface parking
 - 35 foot height 3 stories

Restrictive Higher Density Stand Alone Multifamily Mapping Criteria

- Renton Multifamily LU-184
 - Access from principal arterial
 - Direct access not through less intense land use
 - Abut existing MF on two sides
 - Same side of the arterial
 - Not biset or truncate another land use district

Renton Medium Density Policies

- ◆ Multifamily and Single Family housing
- ◆ Small lot SF at 3,000 Sf
- ◆ Duplexes up to MF
- ◆ Attached townhouses
- ◆ 10 du/net acre R-10
- ◆ 14 du/ac R-14
 - Up to 18 requires bonus criteria
 - Open space
 - Alley
 - Affordable housing at 80% median income
 - Bonus to 30 du for non-profit housing

Residential Single Family Designation

- ◆ Land used for quality detached residential development
- ◆ Urban density range 4-8 du/ac
- ◆ Larger subdivisions, infill development, and rehabilitation of existing housing
- ◆ Encourage re-investment and rehabilitation of existing housing
- ◆ R-8 zoning

Renton's R-8 zone

- Lot area is 5,000 sq. ft. for lots smaller than 1 acre
- Density is 4 - 8 du/net acre
- Unless lots are greater than 10,000 sq. ft. in area, future subdivision unlikely

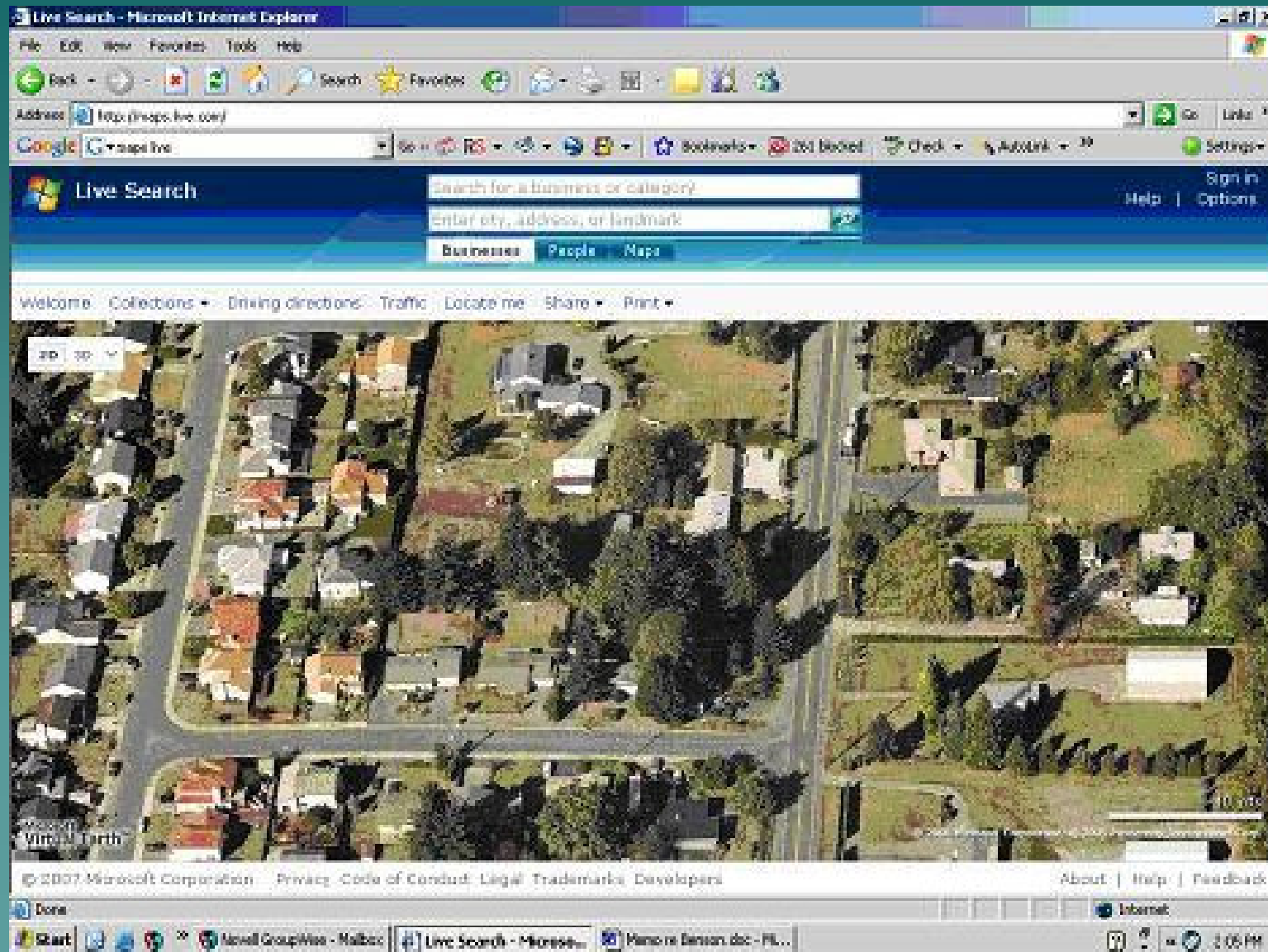
Residential Low Density Designation

- ◆ Requires amendment to the Renton Comprehensive Plan from
 - Residential Single Family to Residential Low Density with R-1 or R-4 Zoning
 - Applied based on
 - Wetlands
 - Topography
 - Public ownership
 - Urban separators
 - Parcels available for larger lot single family
 - ◆ Opportunity for larger lot housing stock at densities of 4 du.net acre

Renton R-1 Zone

- ◆ Used for parks
 - Resource Conservation (RC) also appropriate
- ◆ Used for urban separator
 - Private property
 - Clustered development at 1 du/ac
- ◆ Development at 1 du/acre

Transition from R-8 to R-4



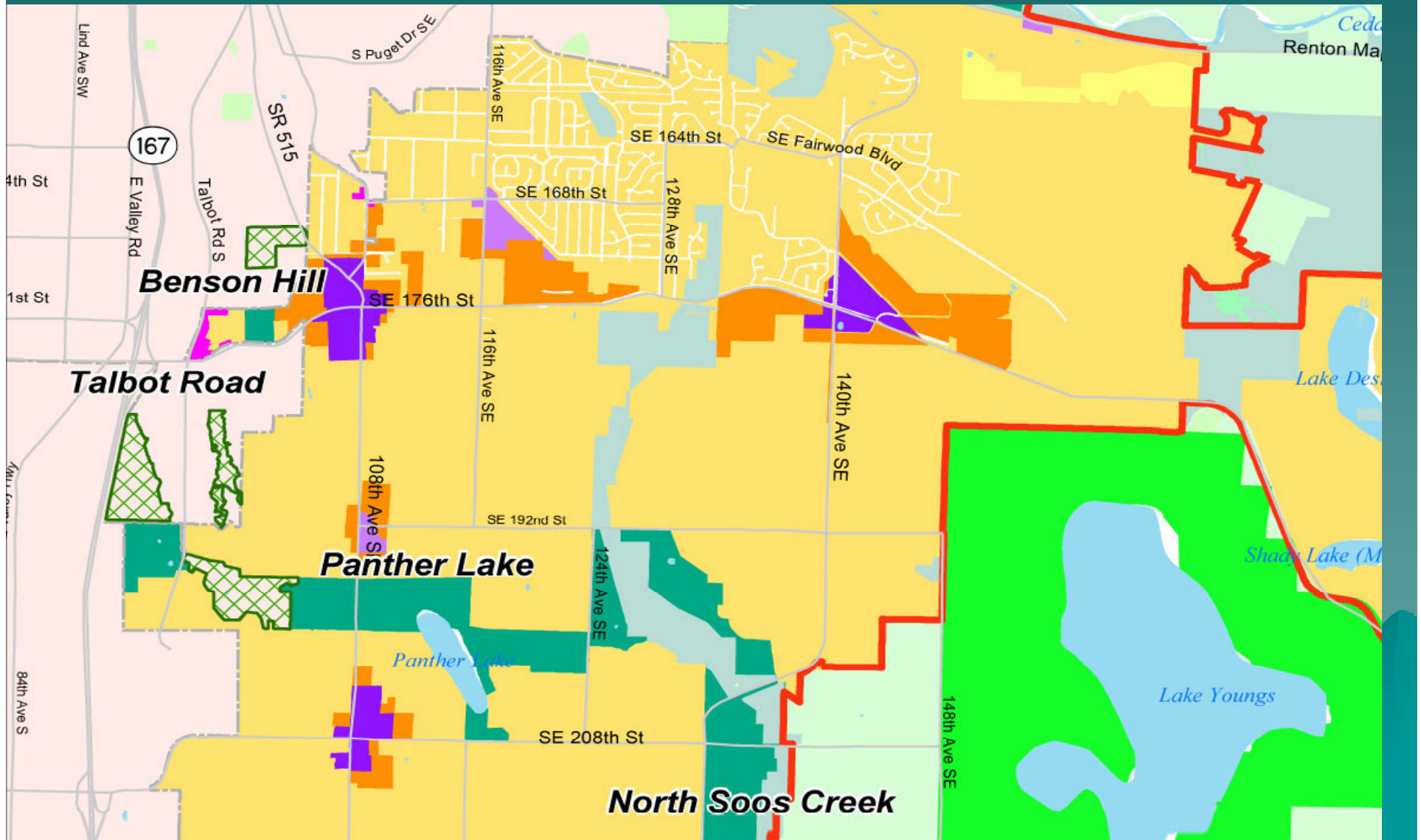
Renton R-4 Zone

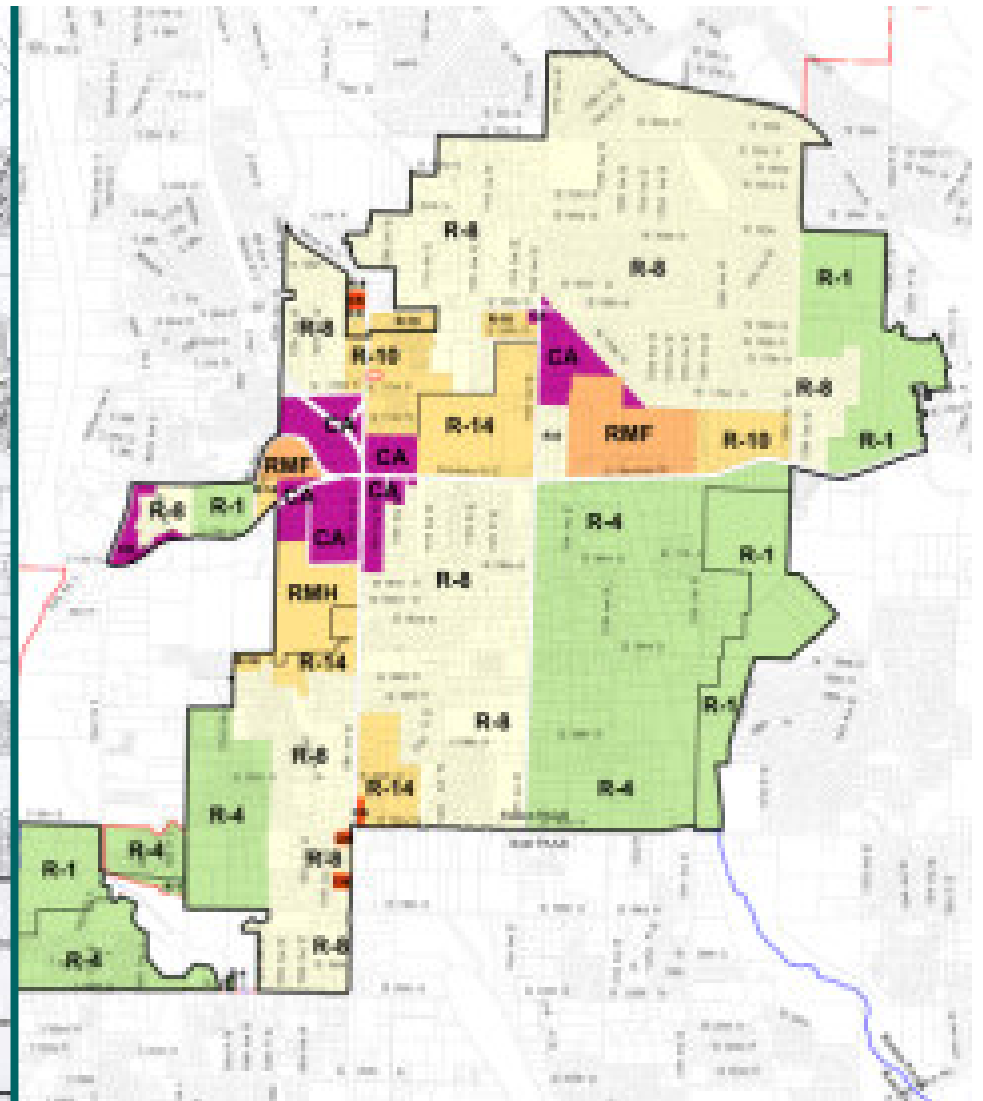
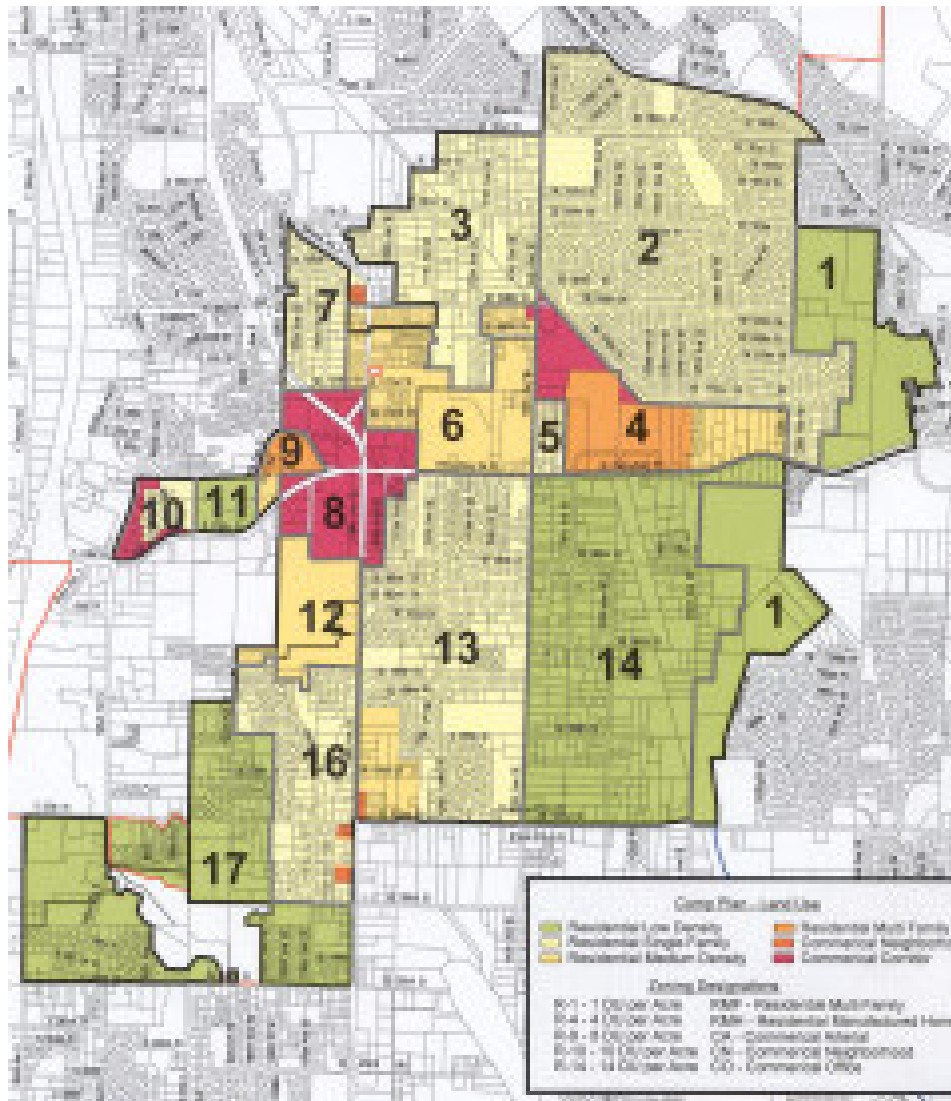
- Lot area is 8,000 sq. ft. for lots smaller than 1 acre
- Density is up to 4 du/net acre
- Cluster development is allowed with small lot sizes
 - Incentive to plan more open space within a project

Renton R-1 Zone

- ◆ Used for parks
 - Resource Conservation (RC) also appropriate
- ◆ Used for urban separator
 - Private property
 - Clustered development at 1 du/ac
- ◆ Development at 1 du/acre

Urban Separator





Land Use Designations

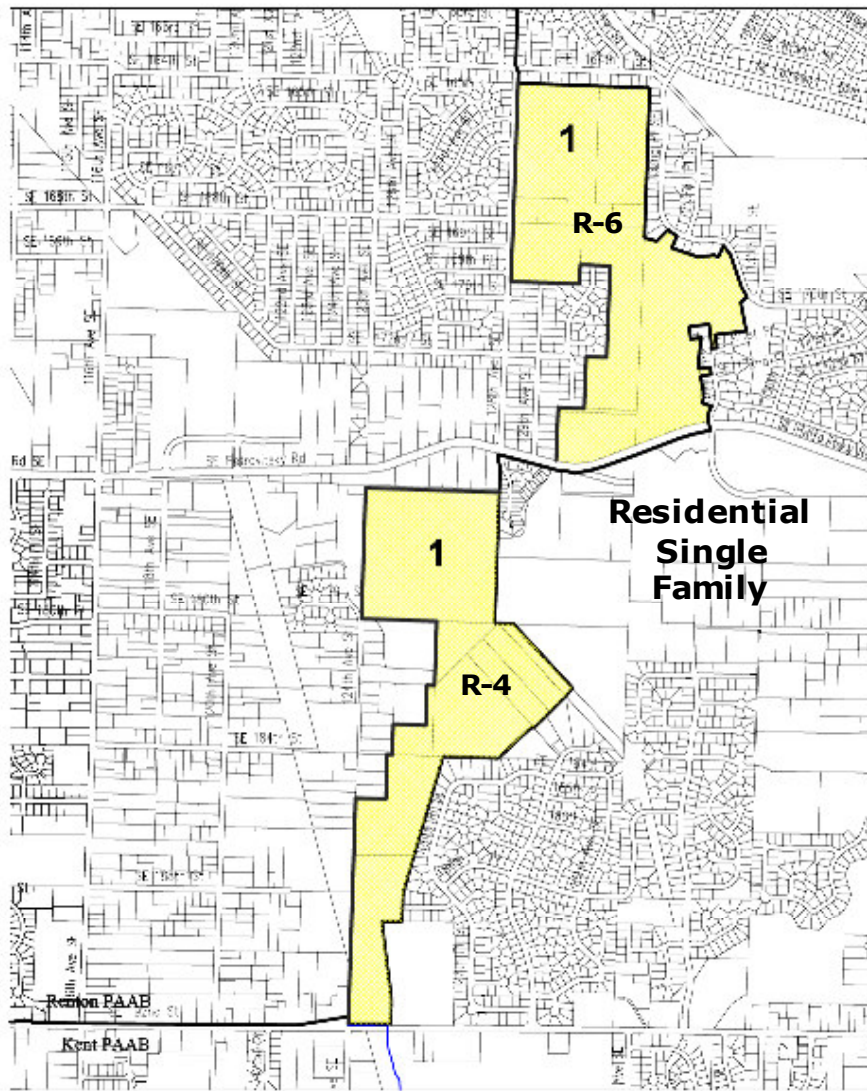
Prezoning

Proposed Amendments Group

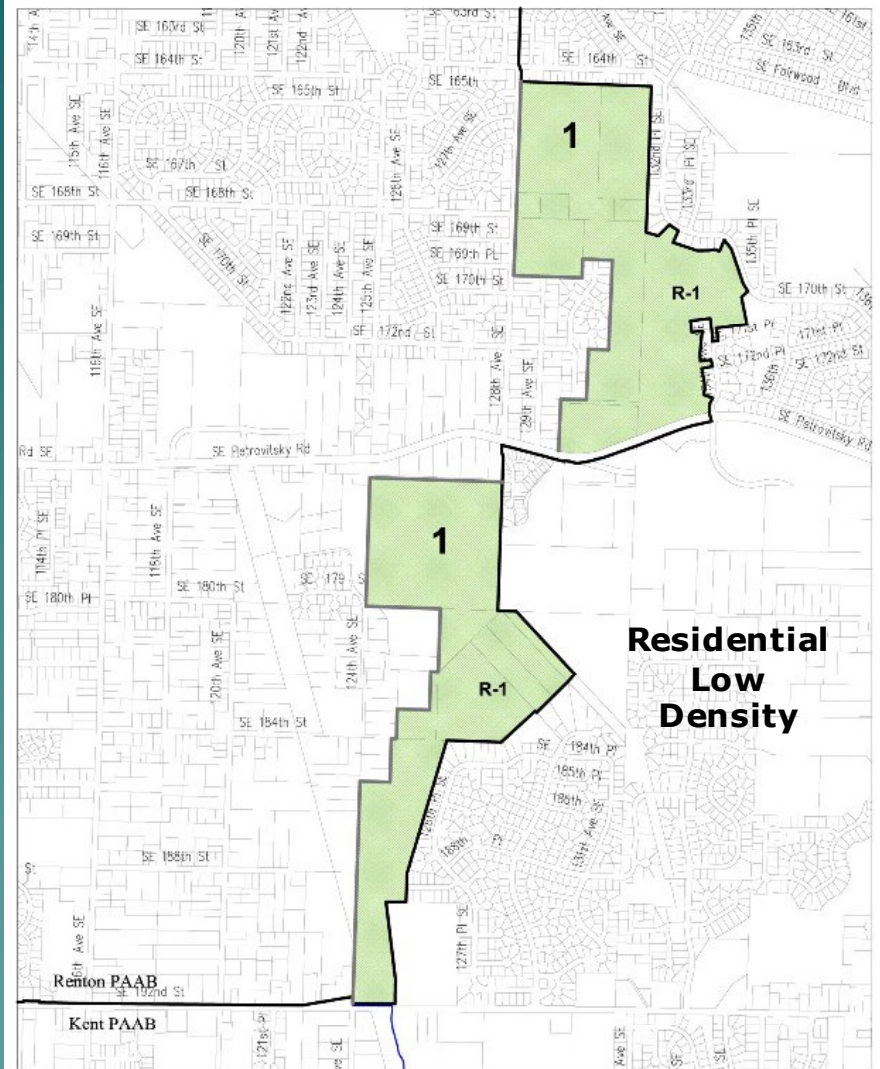
A Residential Low Density

- ◆ Amendment from Residential Single Family to Residential Low Density
 - Area 1 Public Ownership Parks and Open Space
 - ◆ R-1 Zoning
 - Area 14
 - ◆ R-4 Zoning
 - Area 17
 - ◆ Urban separator R-1 zoning
 - ◆ Remaining area R-4 zoning
 - Area 11 Public Ownership Renton Parks
 - ◆ Modified recommendation
 - ◆ Keep Residential Medium Density R-14
 - Area 16 Single Family – R-8 and CN

Maps Area 1

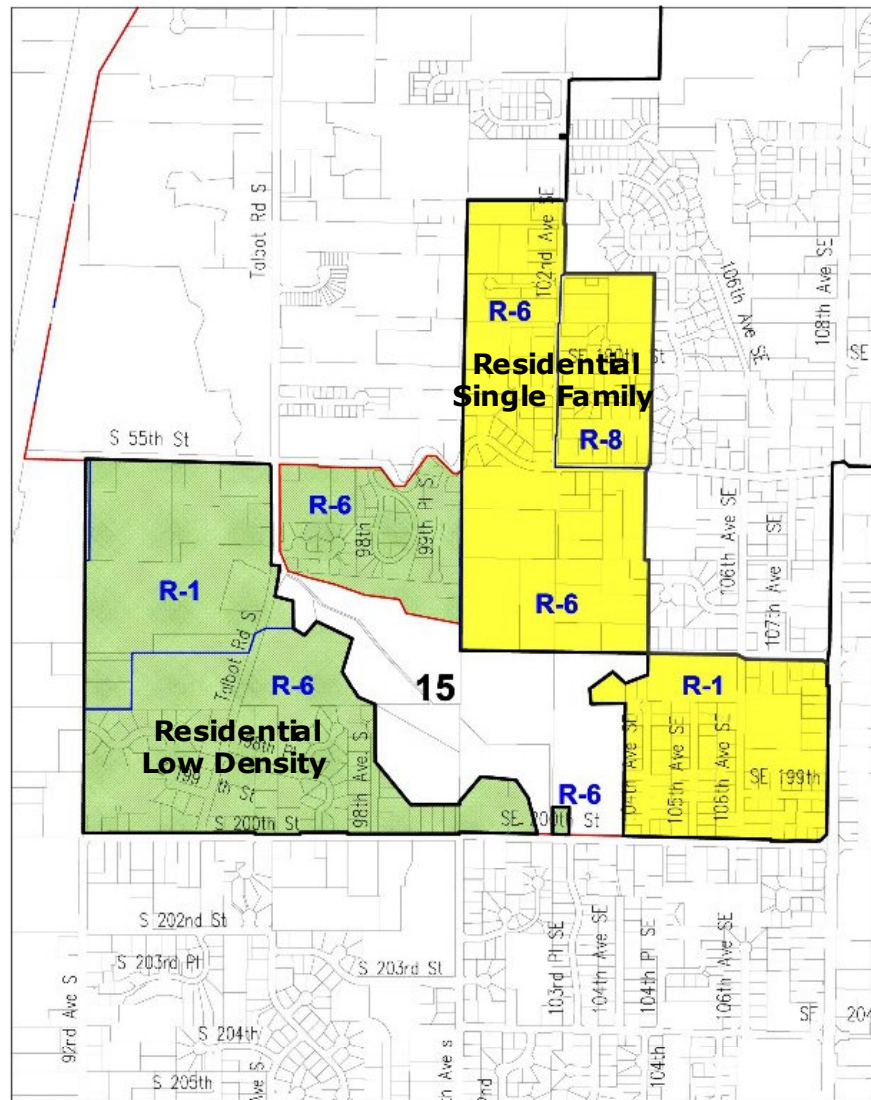


Existing Comprehensive Plan - Map #1

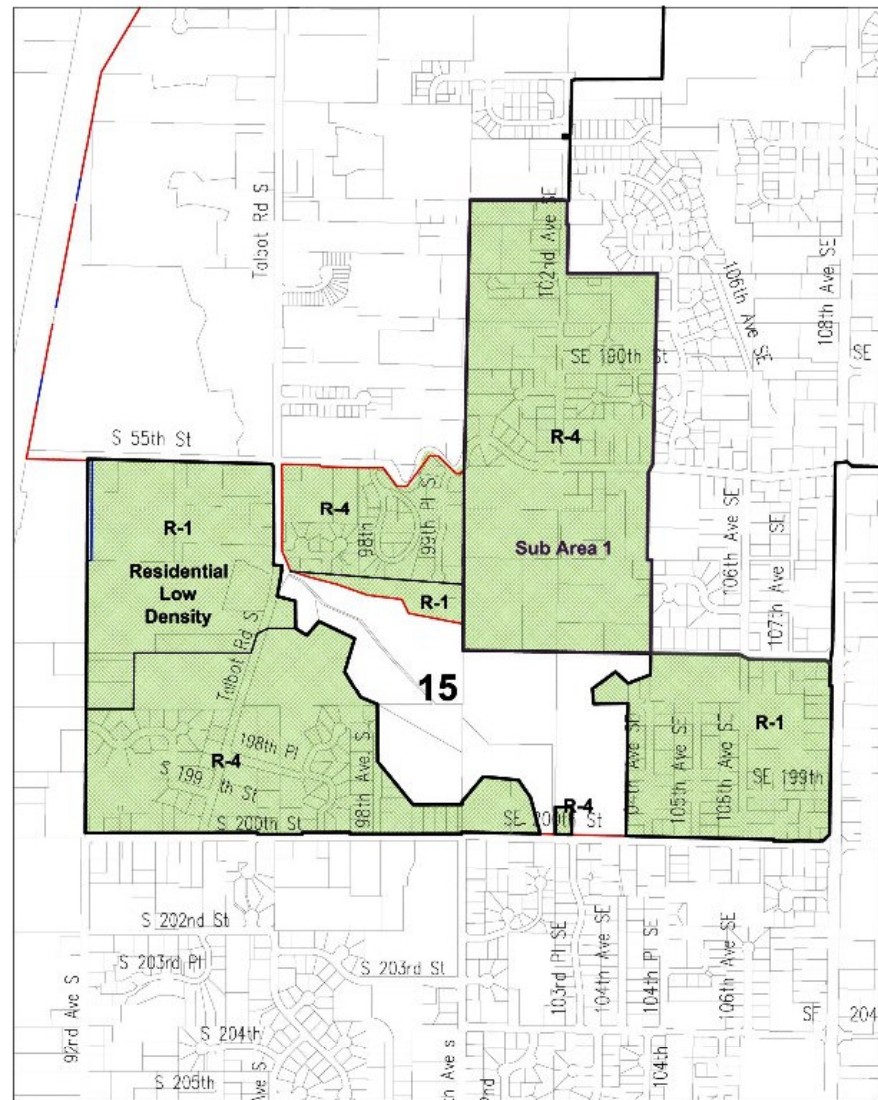


Proposed Rezoning - Map #1

Maps Area 15

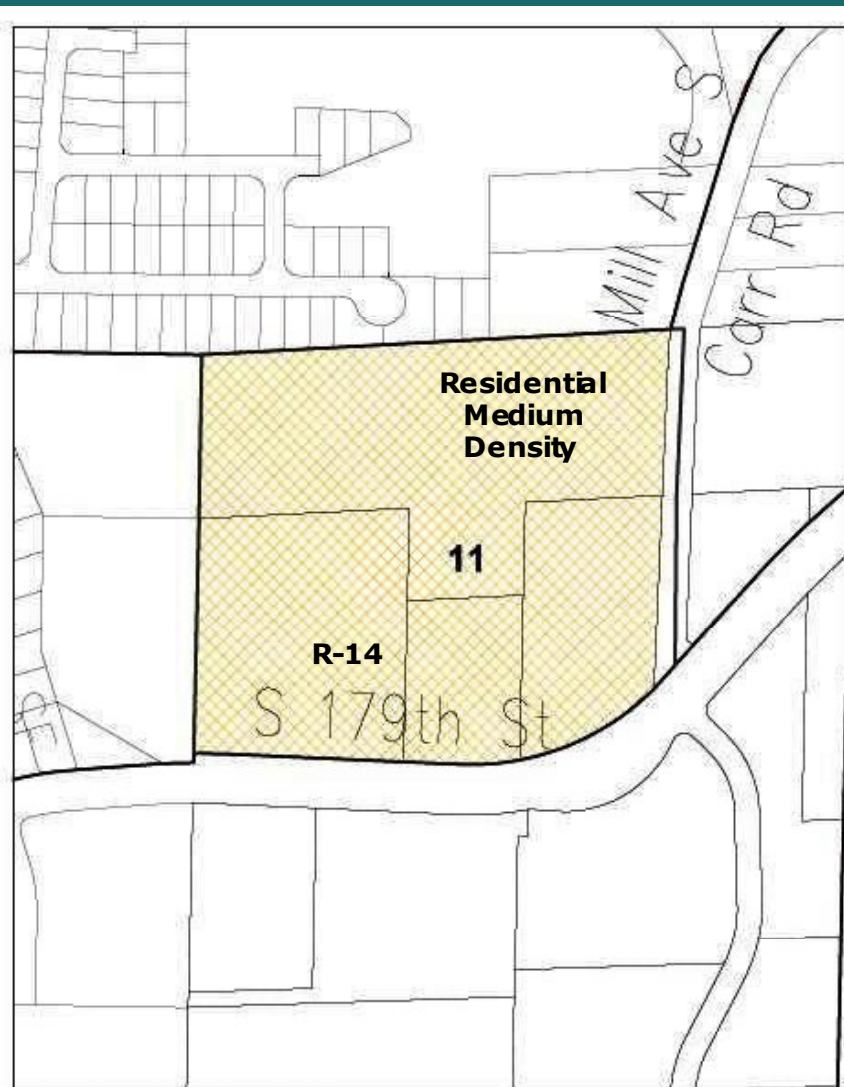


Existing Renton Comprehensive Plan and Existing KC Zoning - Map #15

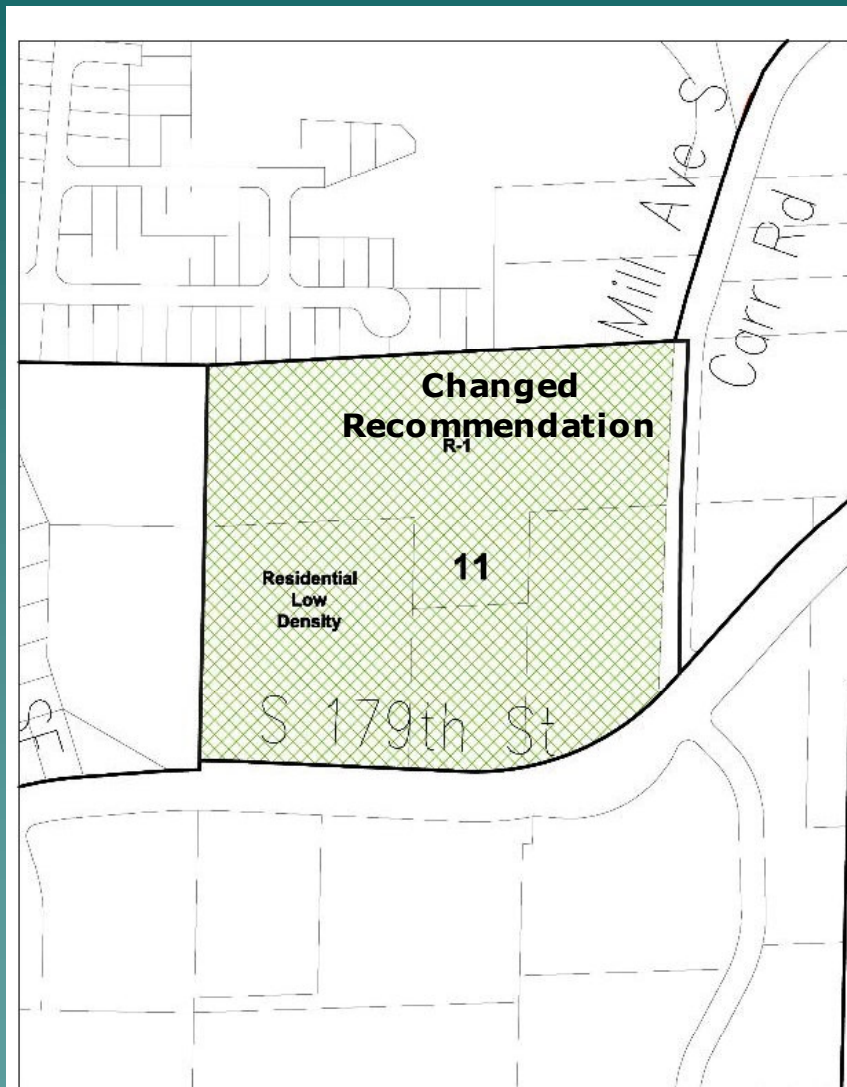


Proposed Renton Comprehensive Plan and Proposed Renton Rezoning - Map #15

Maps Area 11

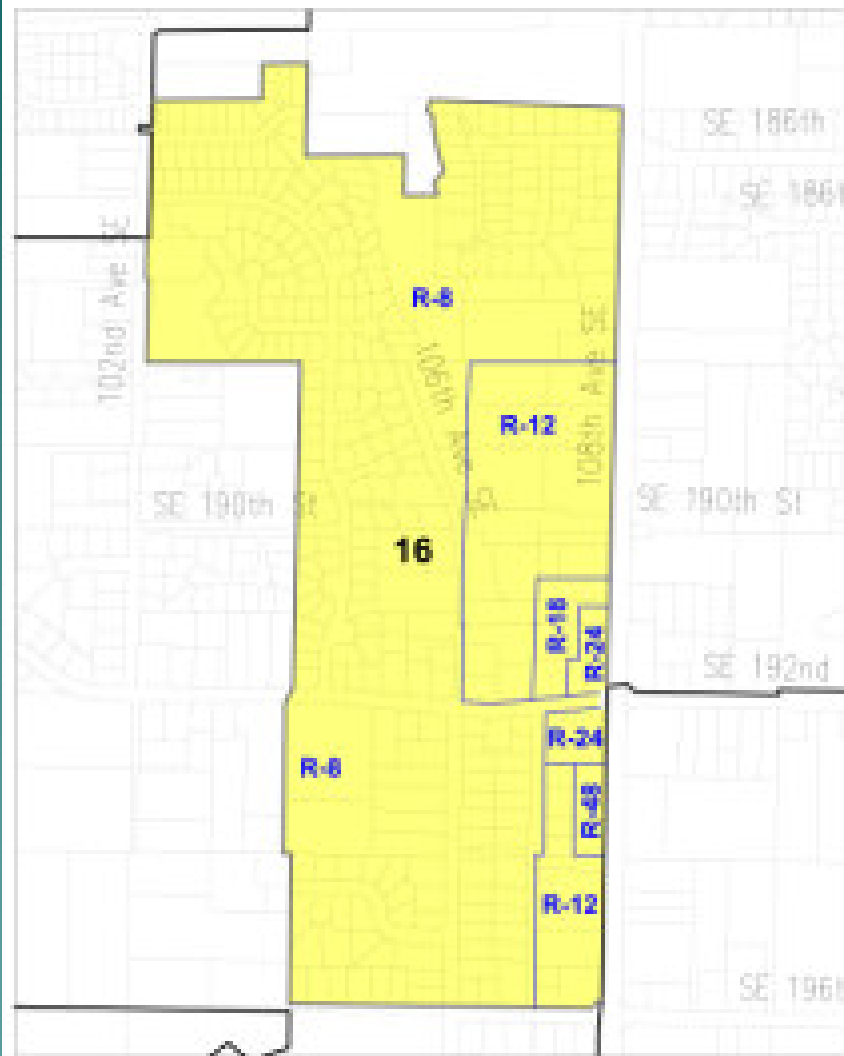


Existing Comprehensive Plan - Map #11

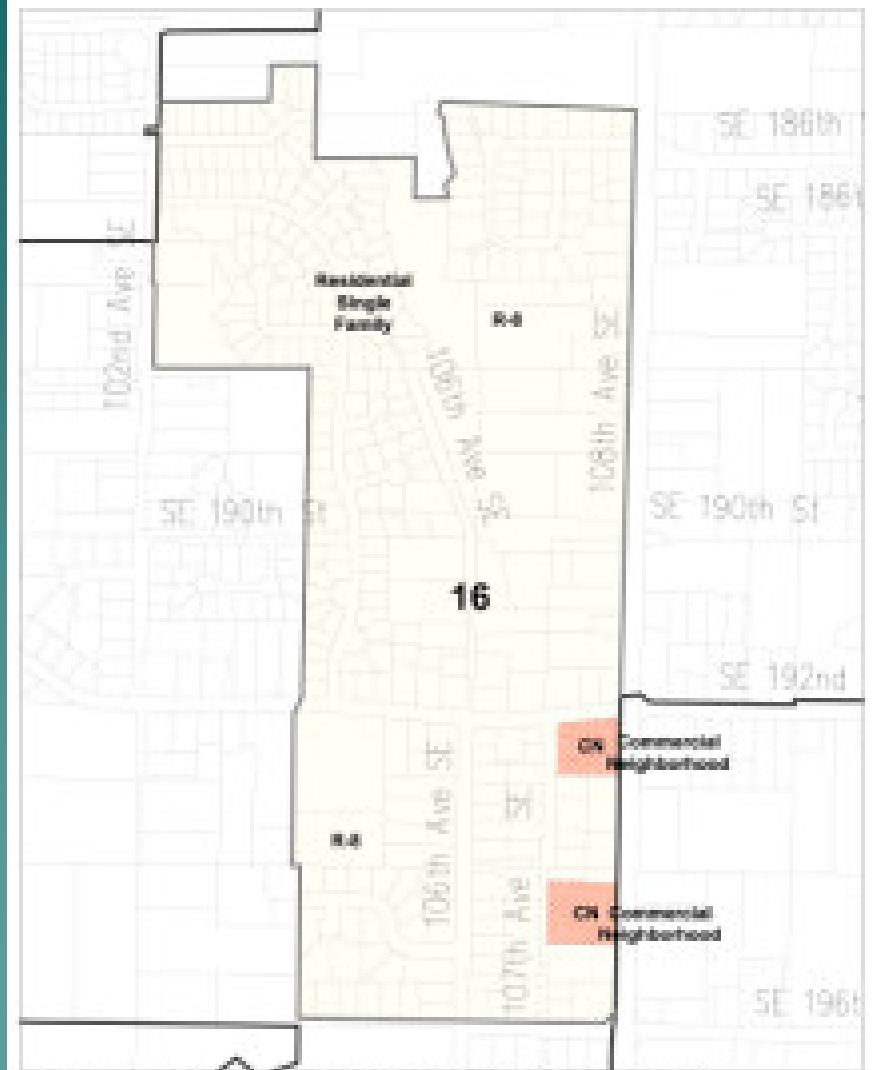


Proposed Renton Comprehensive Plan and Proposed Renton Prezoning - Map #11

Maps Area 16



Existing Renton Comprehensive Plan and Existing RC Zoning - Map #16



Proposed Renton Comprehensive Plan and Proposed Renton Zoning - Map #16

Proposed Amendments Group B Residential Single Family

◆ Area 2 Cascade Neighborhood

- Retain Single Family

- ◆ R-8 zoning

◆ Area 3

- Retain Single Family

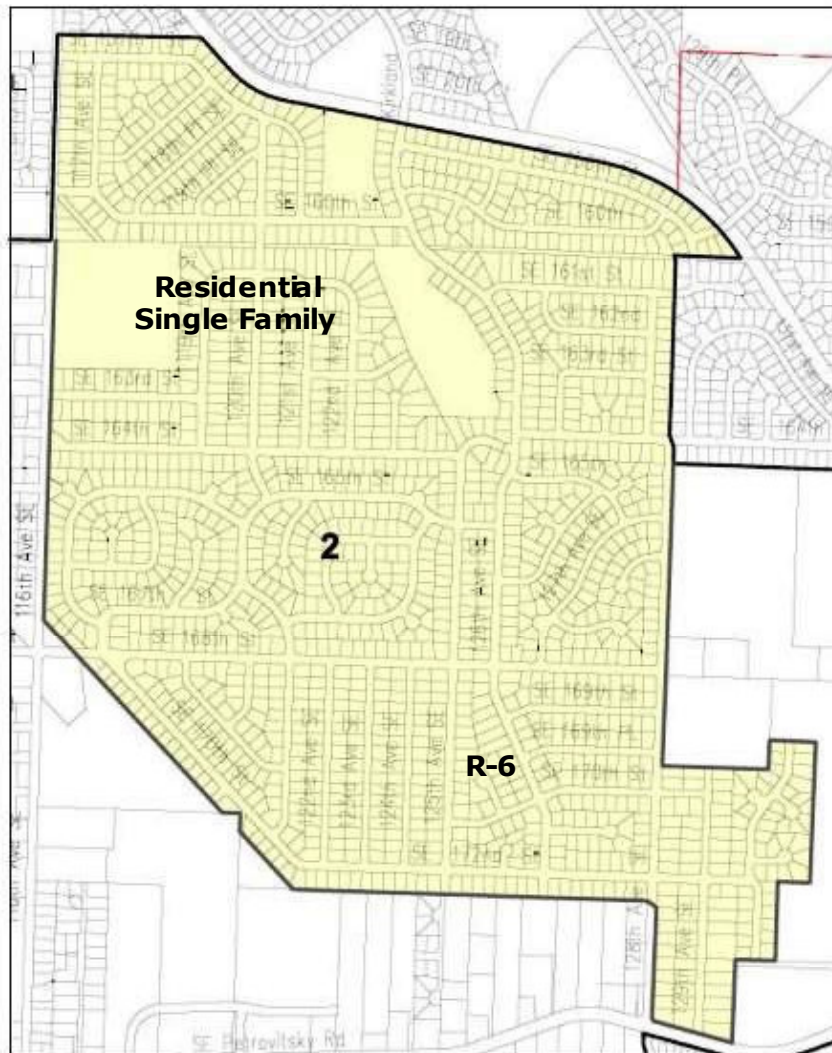
- ◆ R-8 zoning

◆ Area 5

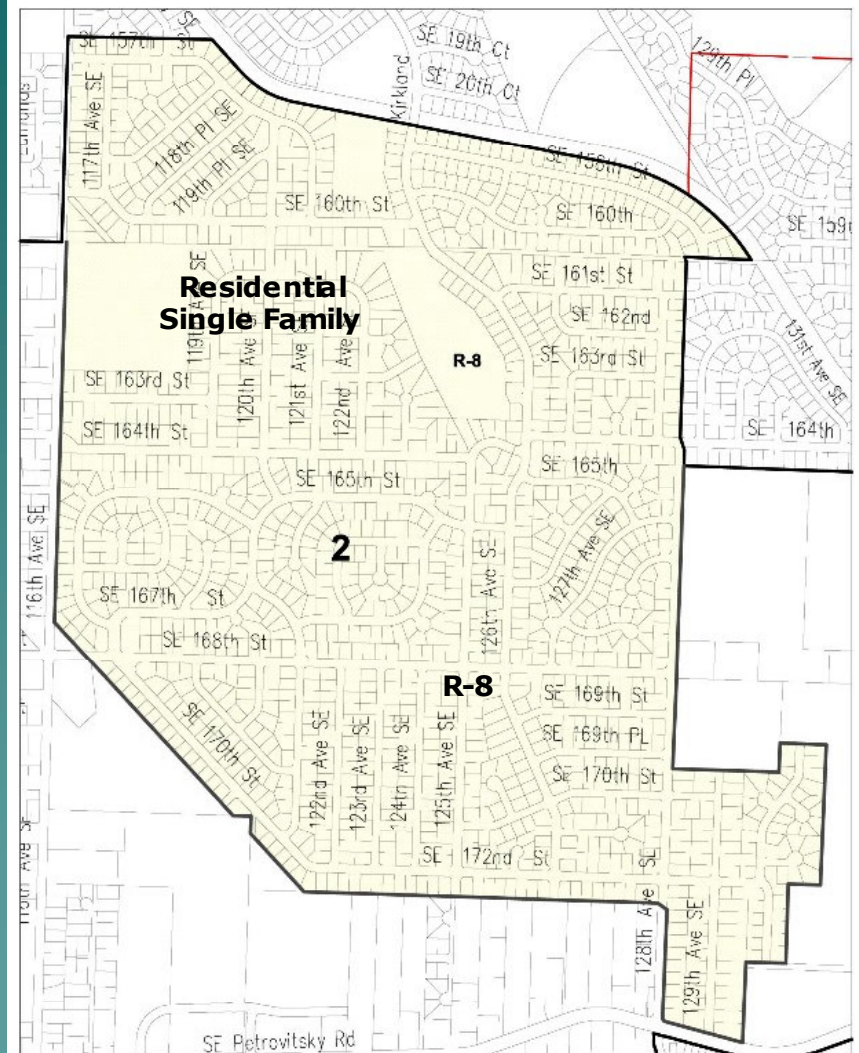
- Amend from Multi-family to Single Family

- ◆ R-8 zoning

Maps Area 2

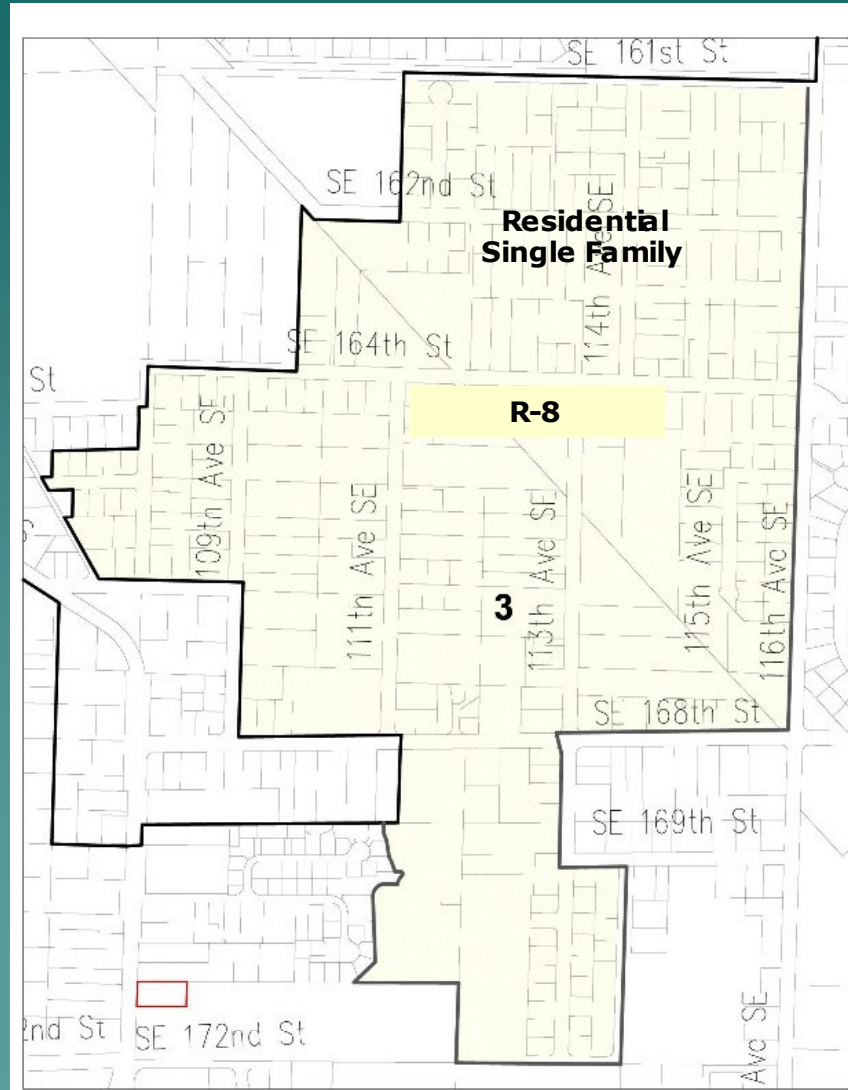
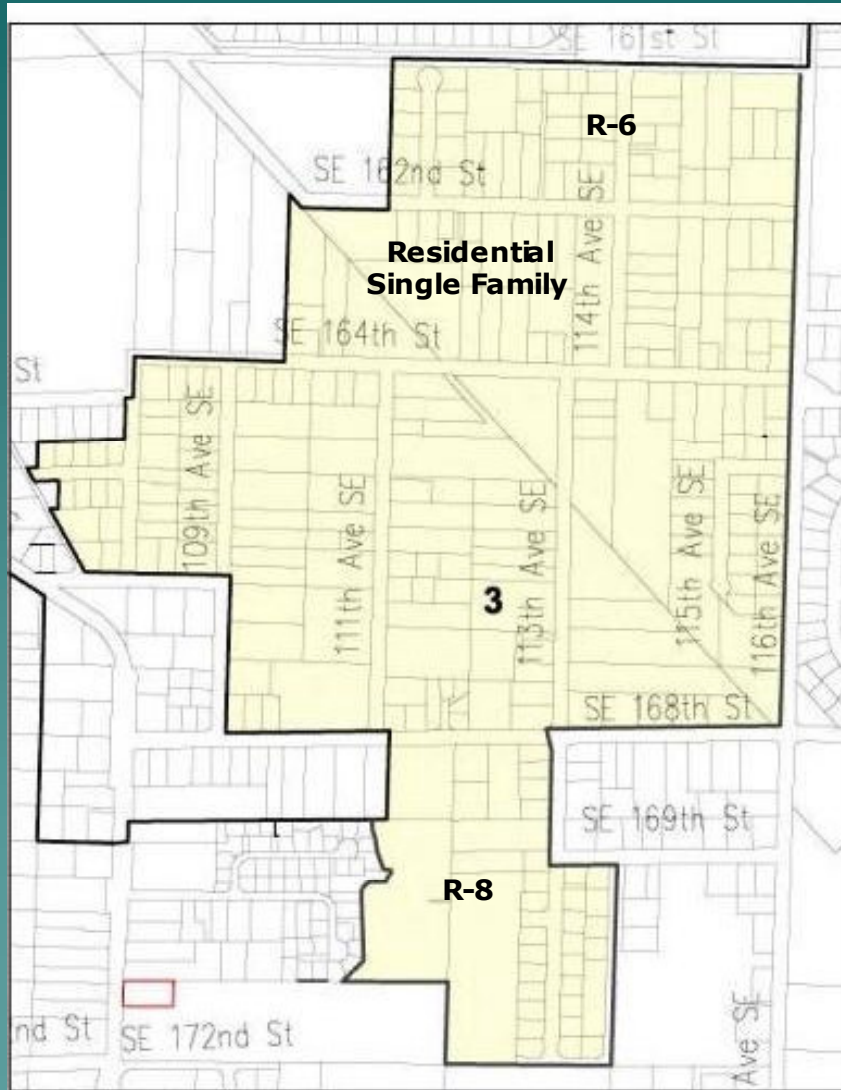


Existing Comprehensive Plan - Map #2

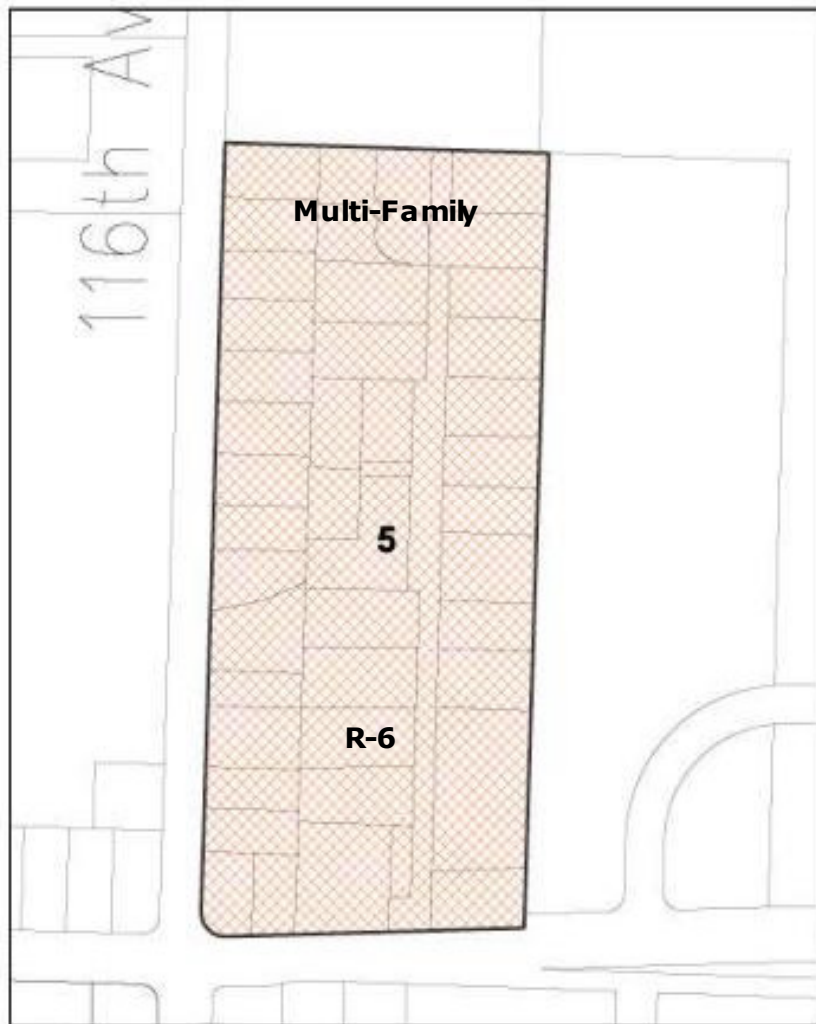


Proposed Rezoning - Map #2

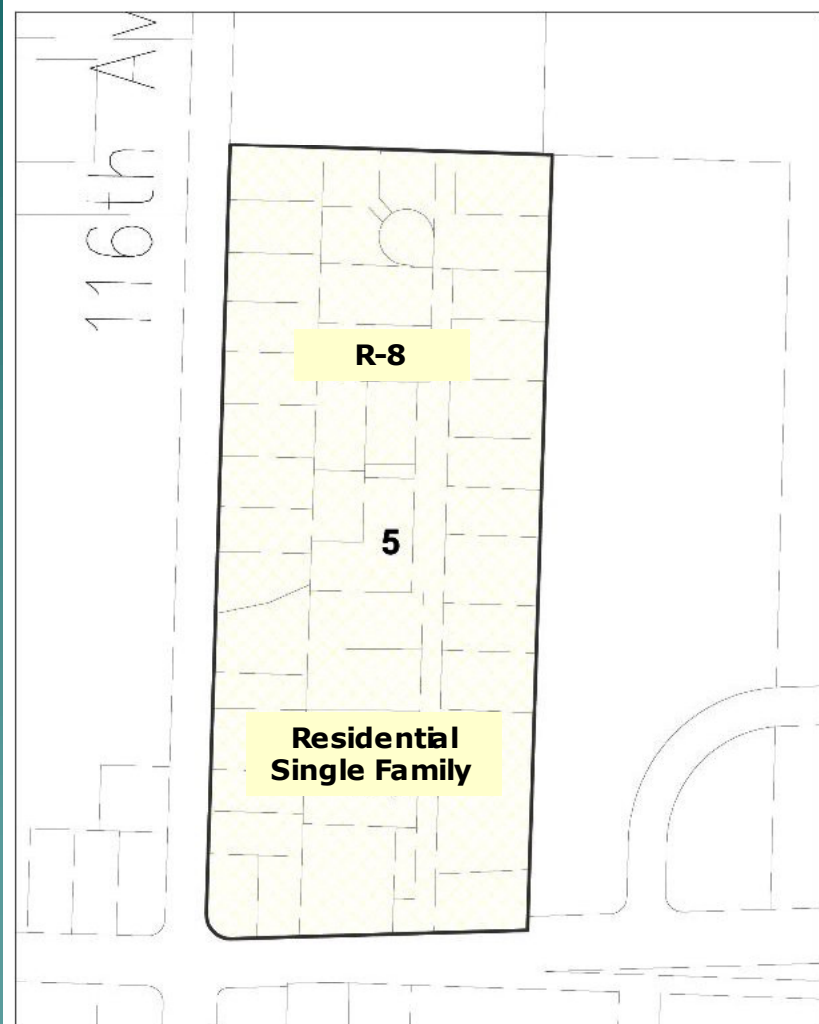
Maps Area 3



Maps Area 5



Existing Comprehensive Plan - Map #5



Proposed Renton Comprehensive Plan and Proposed Renton Rezoning - Map #5

Proposed Single Family Amendments Continued

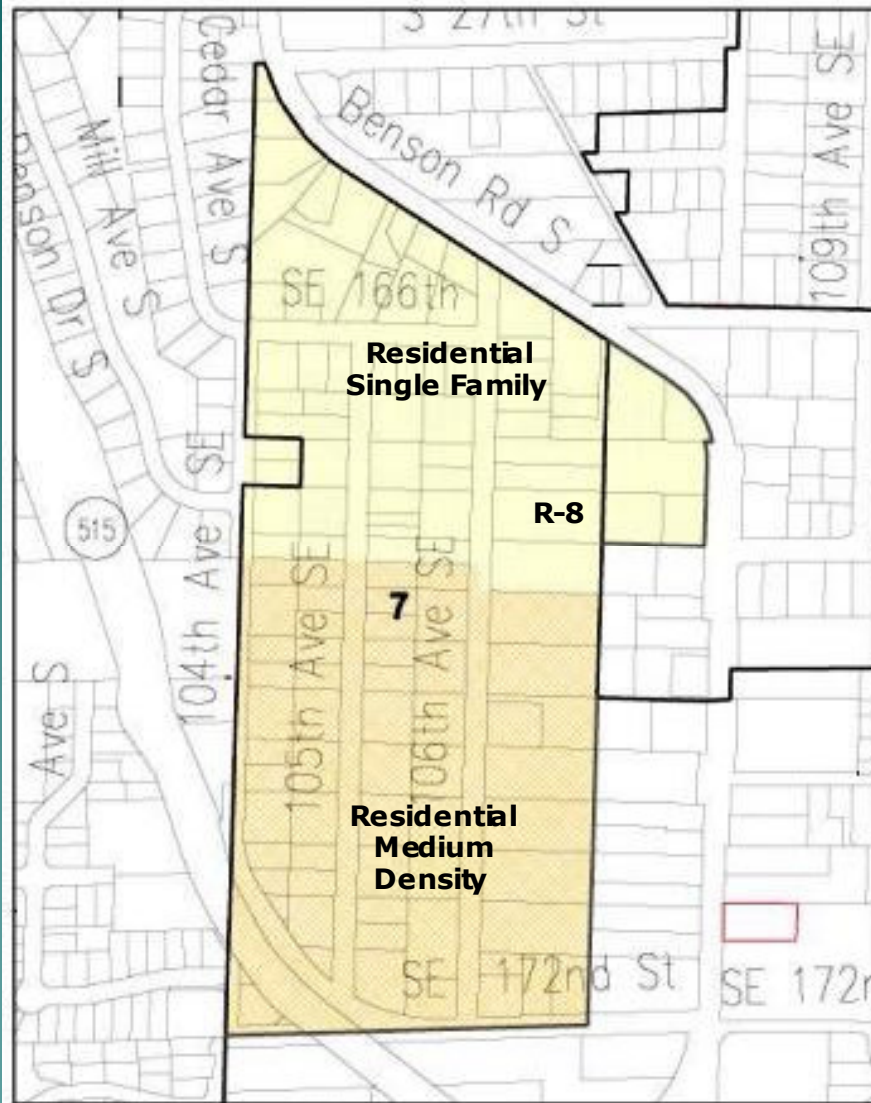
◆ Area 7

- Amend Medium Density area to Single Family
 - ◆ R-8 zoning

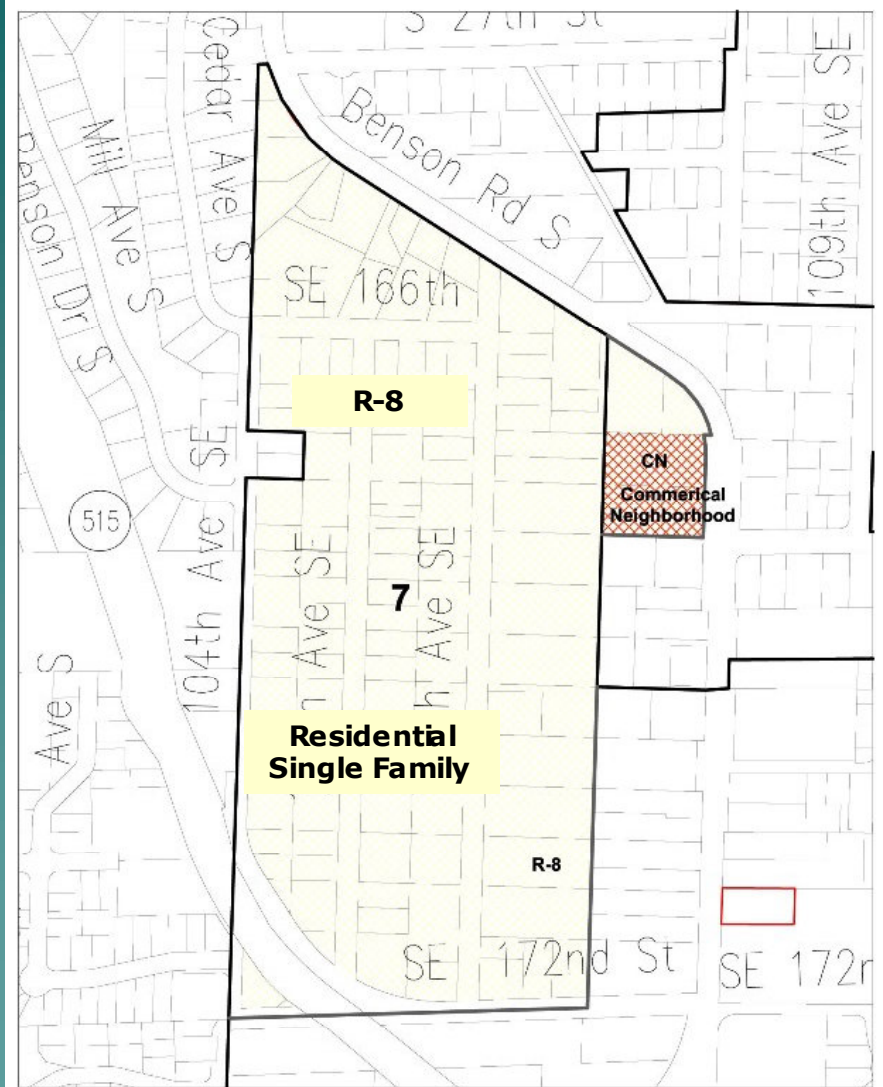
◆ Area 13

- Sub-Area 2
 - ◆ Amendment from Medium Density to Single Family
 - R-8 zoning
- Sub-area 3
 - ◆ Amendment from Single Family to Medium Density
 - R-14 zoning

Maps Area 7

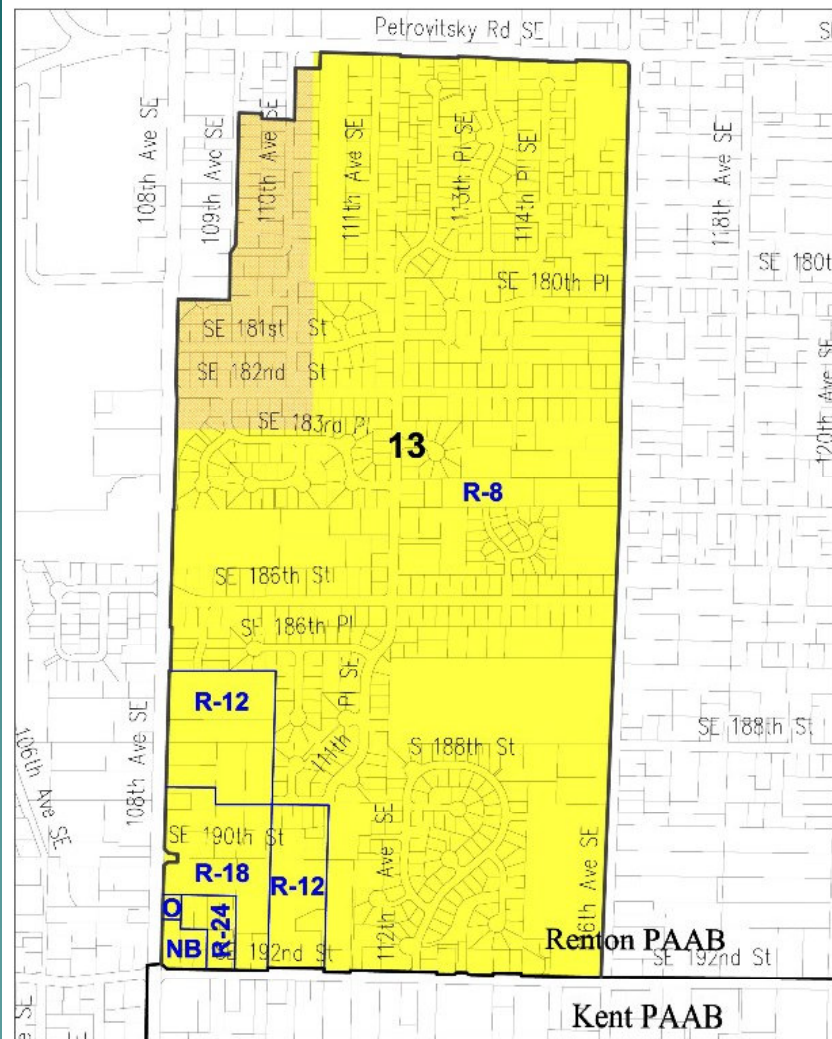


Existing Comprehensive Plan - Map #7

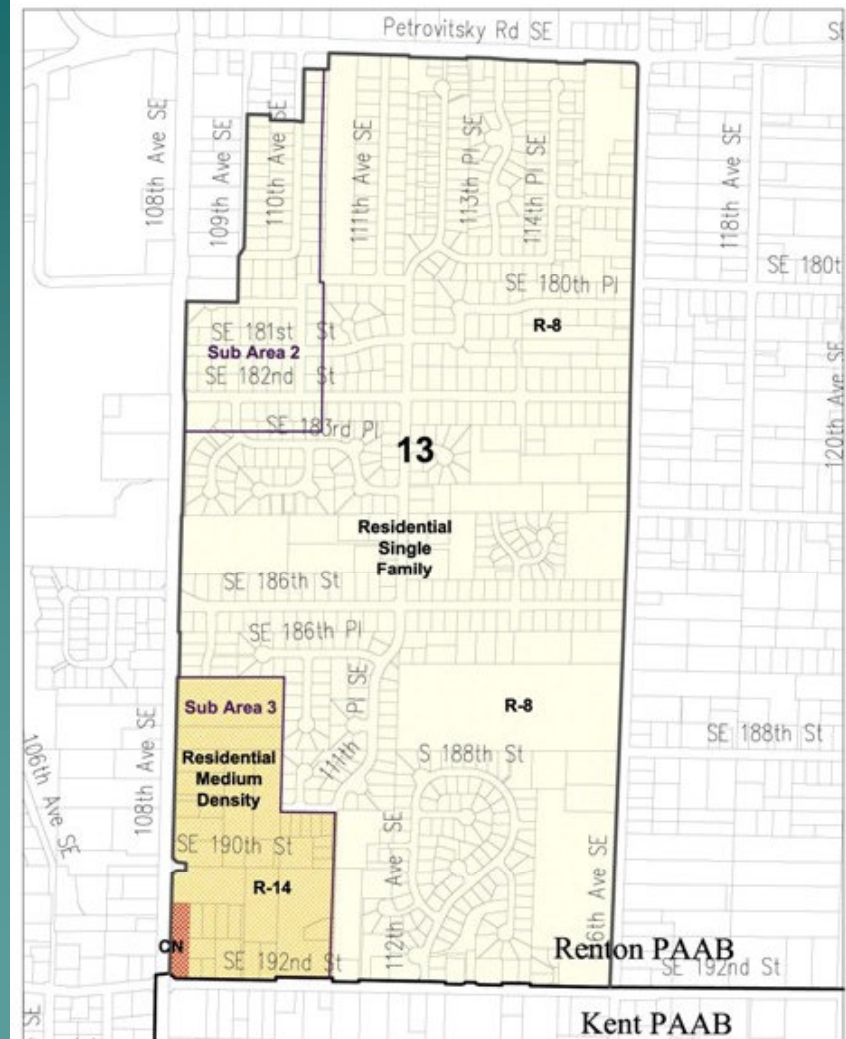


Proposed Renton Comprehensive Plan and Proposed Renton Rezoning - Map #7

Maps Area 13



Existing Renton Comprehensive Plan and Existing KC Zoning - Map #13



Proposed Renton Comprehensive Plan and Proposed Renton Prezoning - Map #13

Proposed Residential Medium Density Amendments Group C

◆ Area 6

– Sub-area 5

- ◆ Amend from Single Family to Medium Density
- ◆ R-14 zoning

– Sub-area 6

- ◆ Amend from Single Family to Medium Density
- ◆ R-10 zoning

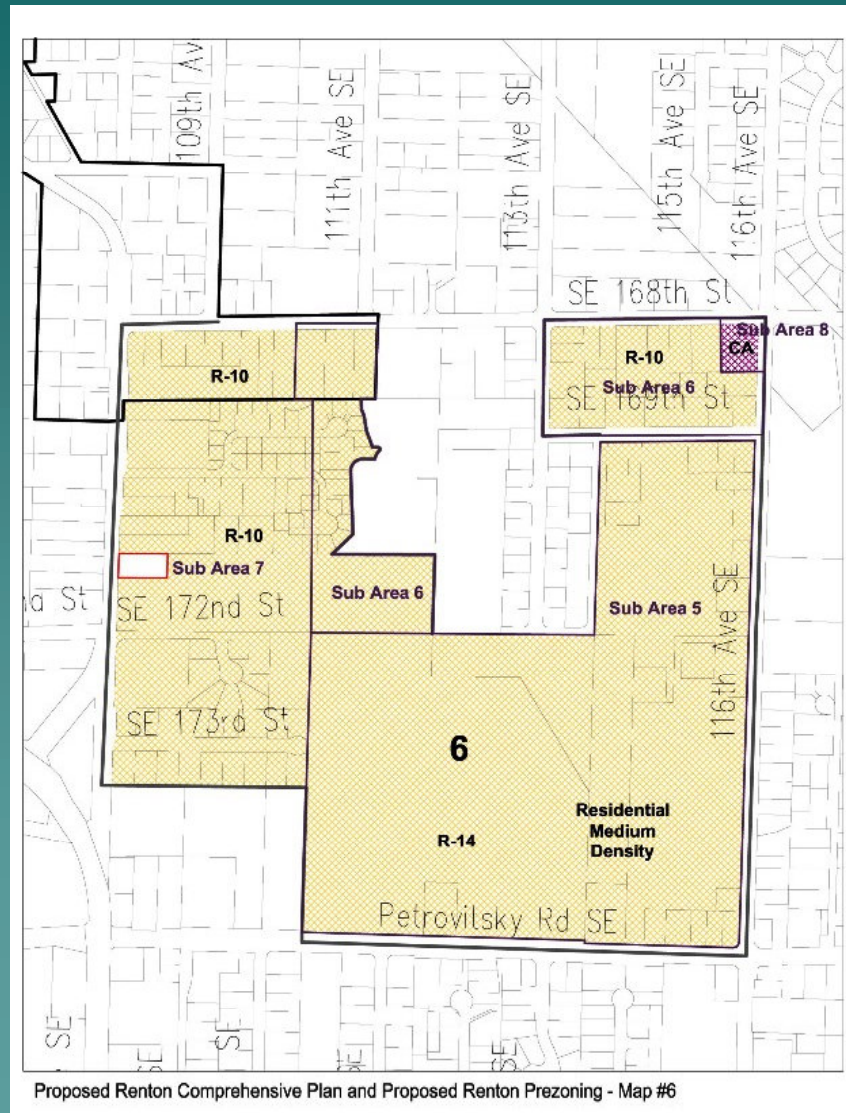
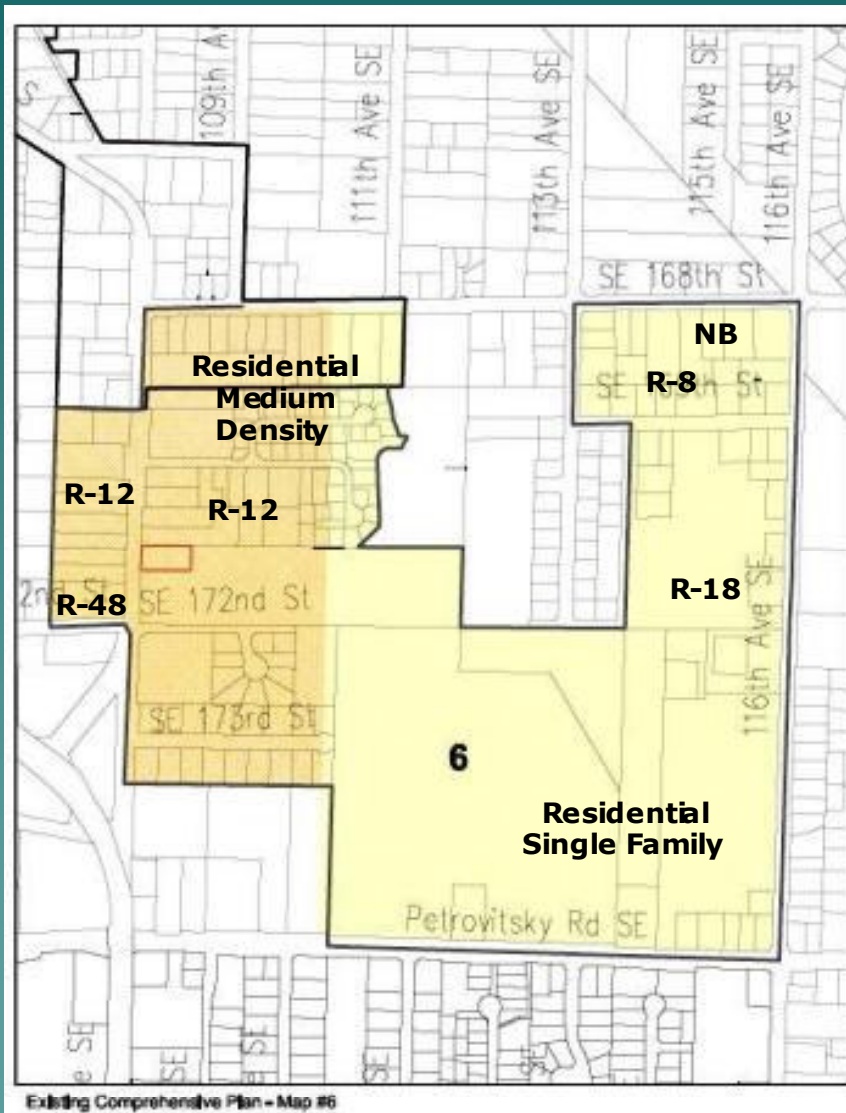
– Sub-area 7

- ◆ Retain Medium Density
- ◆ R-10 zoning

– Sub-area 8

- ◆ Amend from Single Family to Neighborhood Commercial

Maps Area 6



Proposed Residential Medium Density Amendments Group C continued

◆ Area 12

- Retain in Residential Medium Density

 - ◆ Residential Manufactured Home Park Zone

- Sub-area 4

 - ◆ Amend from Single Family to Medium Density

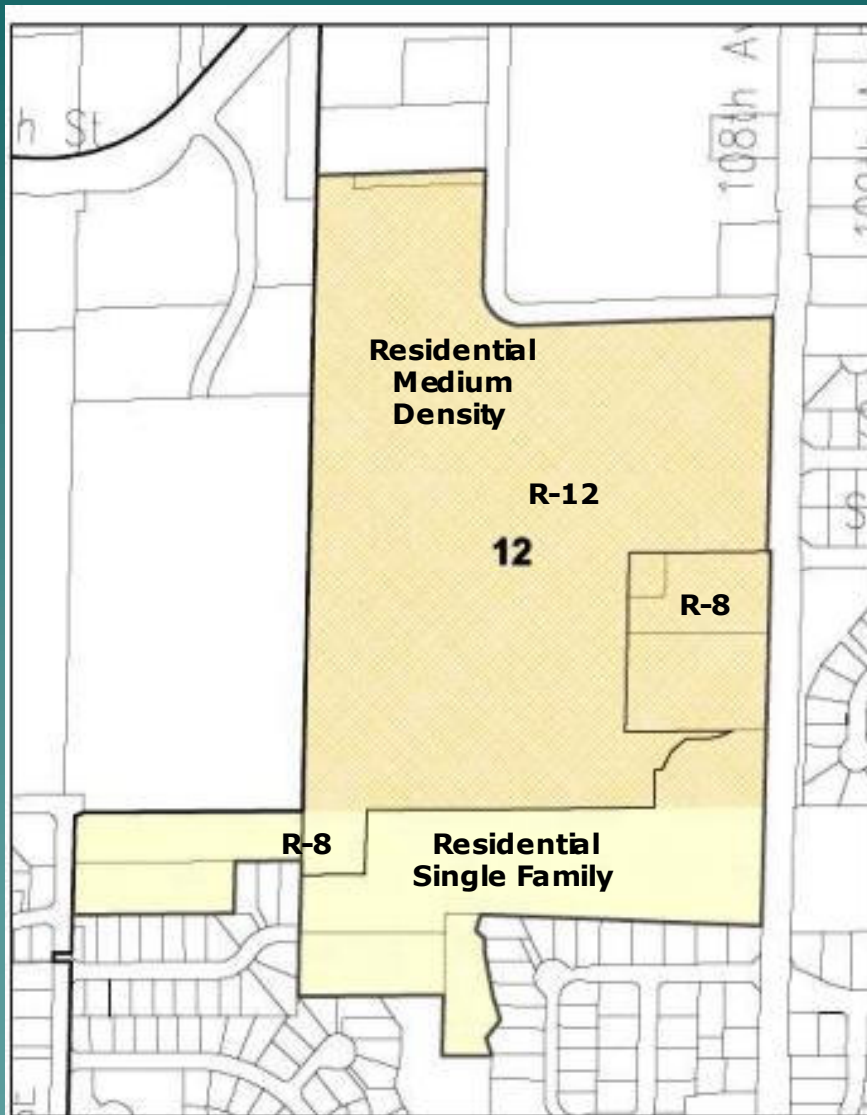
 - R-14 zoning

 - ◆ Amend the Criteria LU-159 Mapping Criteria R-14

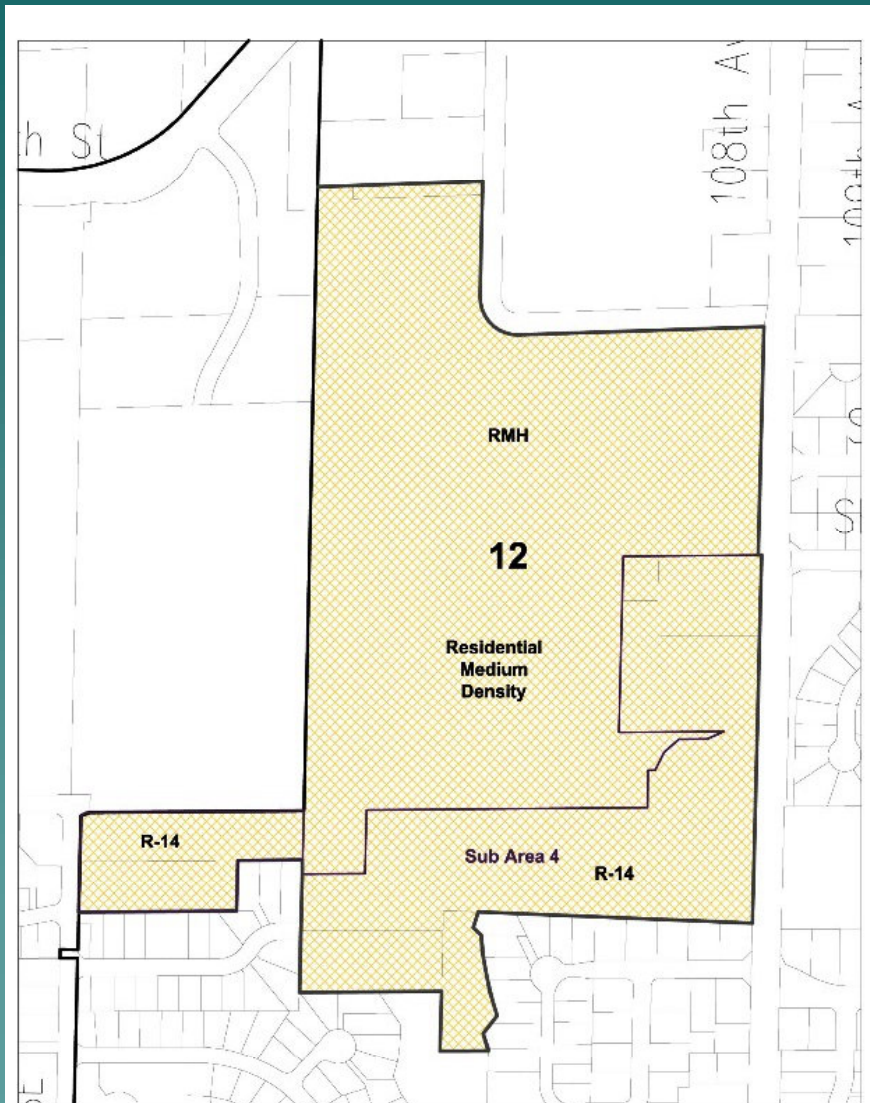
 - Now 20 acres

 - Change 10 10 acres

Maps Area 12



Existing Comprehensive Plan - Map #12



Proposed Renton Comprehensive Plan and Proposed Renton Rezoning - Map #12

Proposed Commercial/Multi-Family Amendments Group D

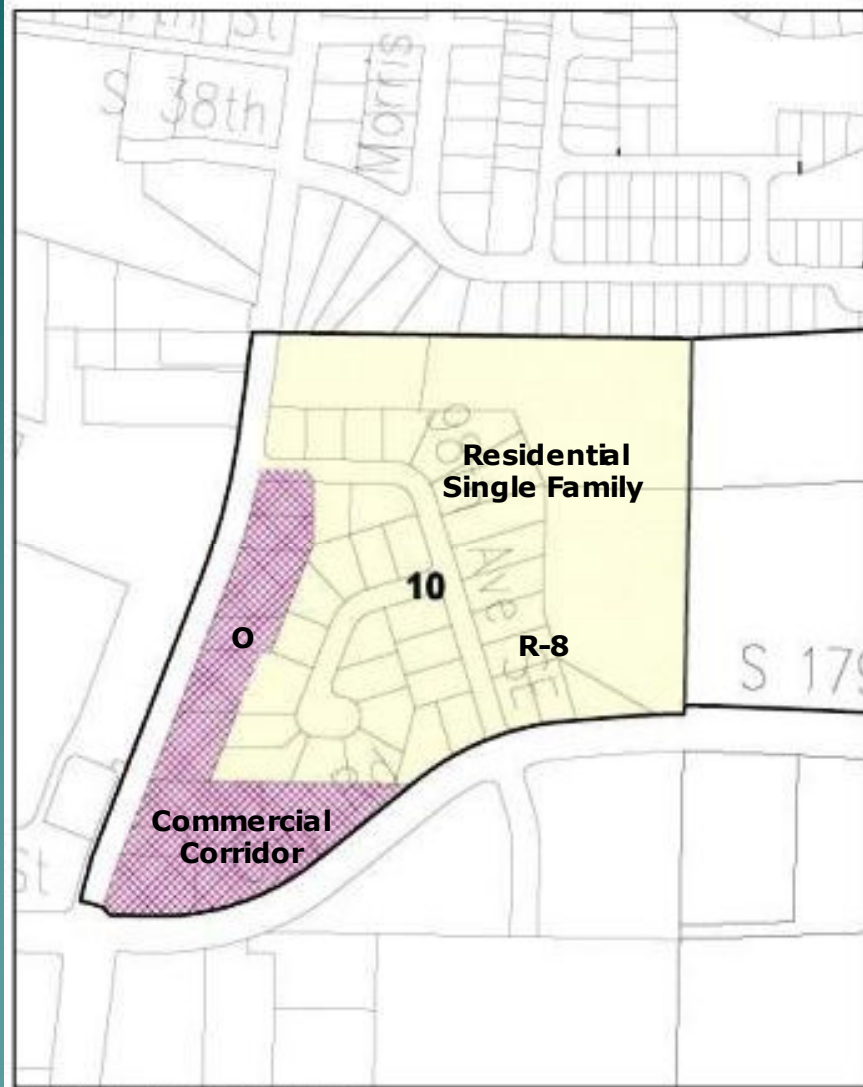
◆ Area 4

- Amend Single Family Portions to Multifamily
- RMF zoning

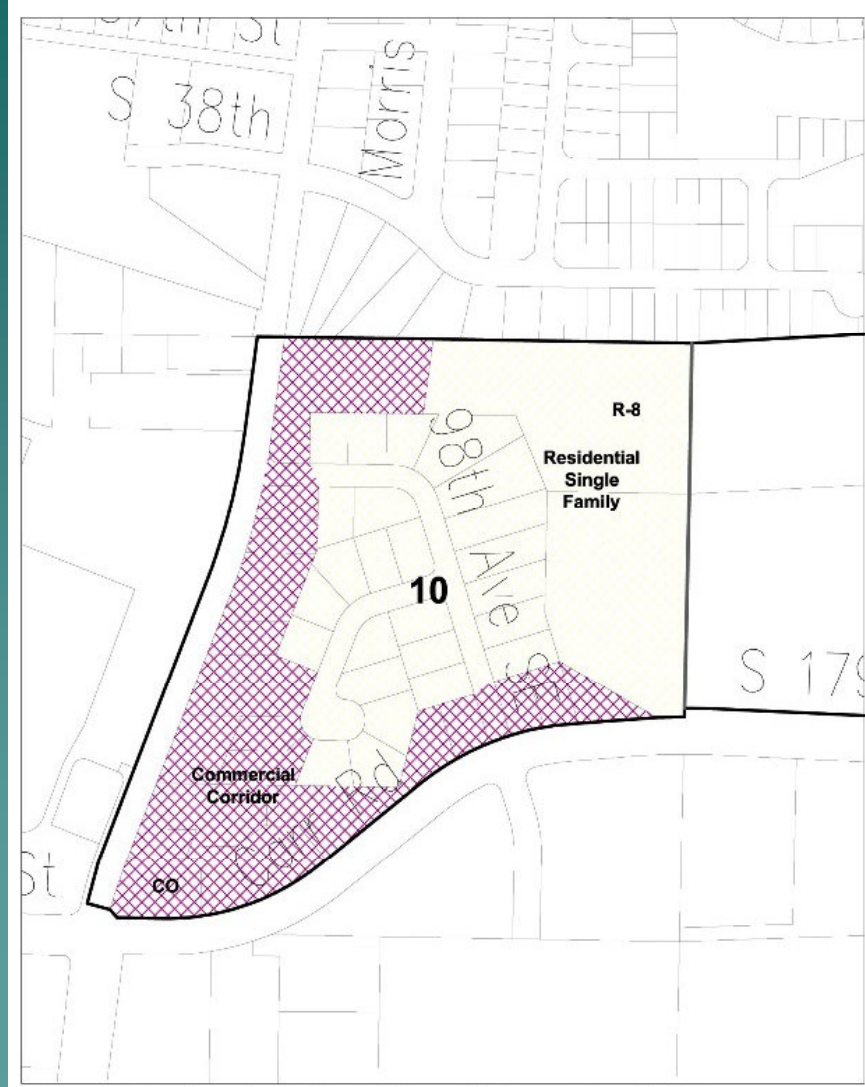
◆ Area 10

- Retain Single Family
 - ◆ R-8 zoning
- Retain Corridor Commercial
 - ◆ Commercial Office zoning
- Expand Corridor Commercial
 - ◆ Commercial Office zoning

Maps Area 10



Existing Comprehensive Plan - Map #10



Proposed Renton Comprehensive Plan and Proposed Renton Rezoning - Map #10

Proposed Commercial/Multi-F Family developments Group D (Continued)

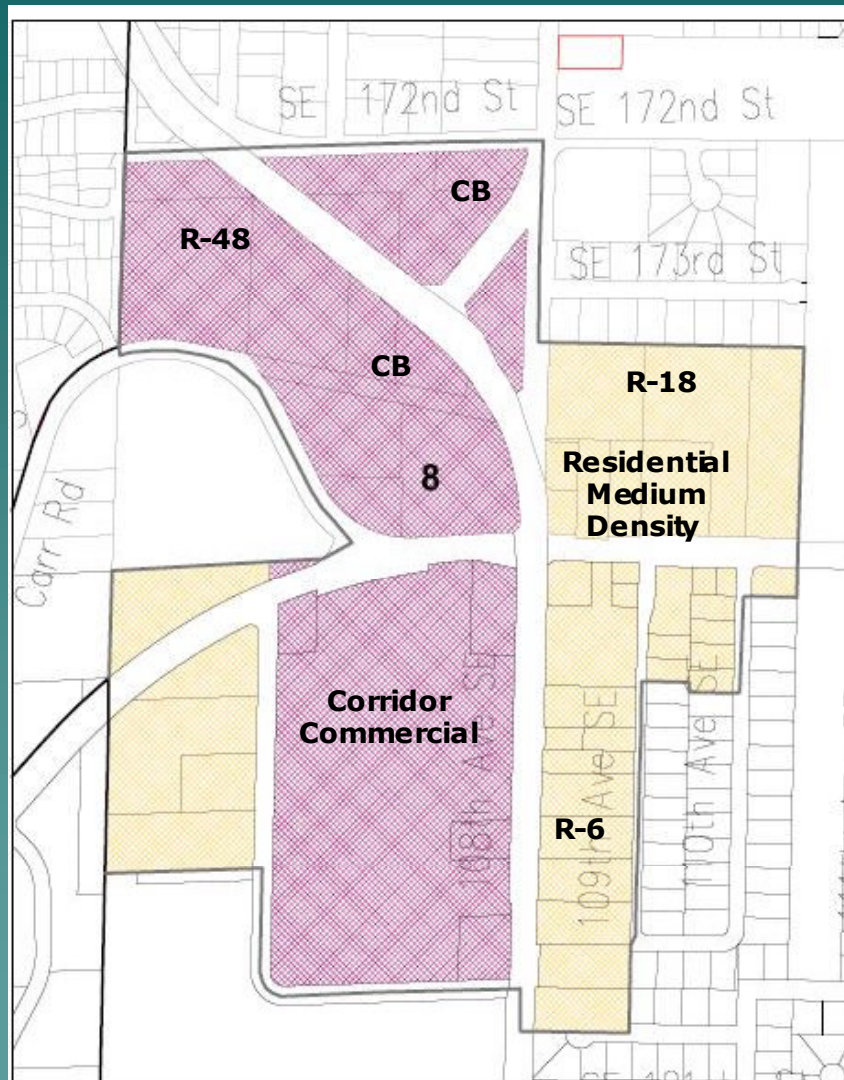
◆ Area 8

- Retain Corridor Commercial where mapped
- Expand to
 - ◆ Parcels S. of 179th (Carr Rd)
 - ◆ Parcels with commercial development along 108th and Petrovitsky
 - ◆ Corridor Commercial Zoning

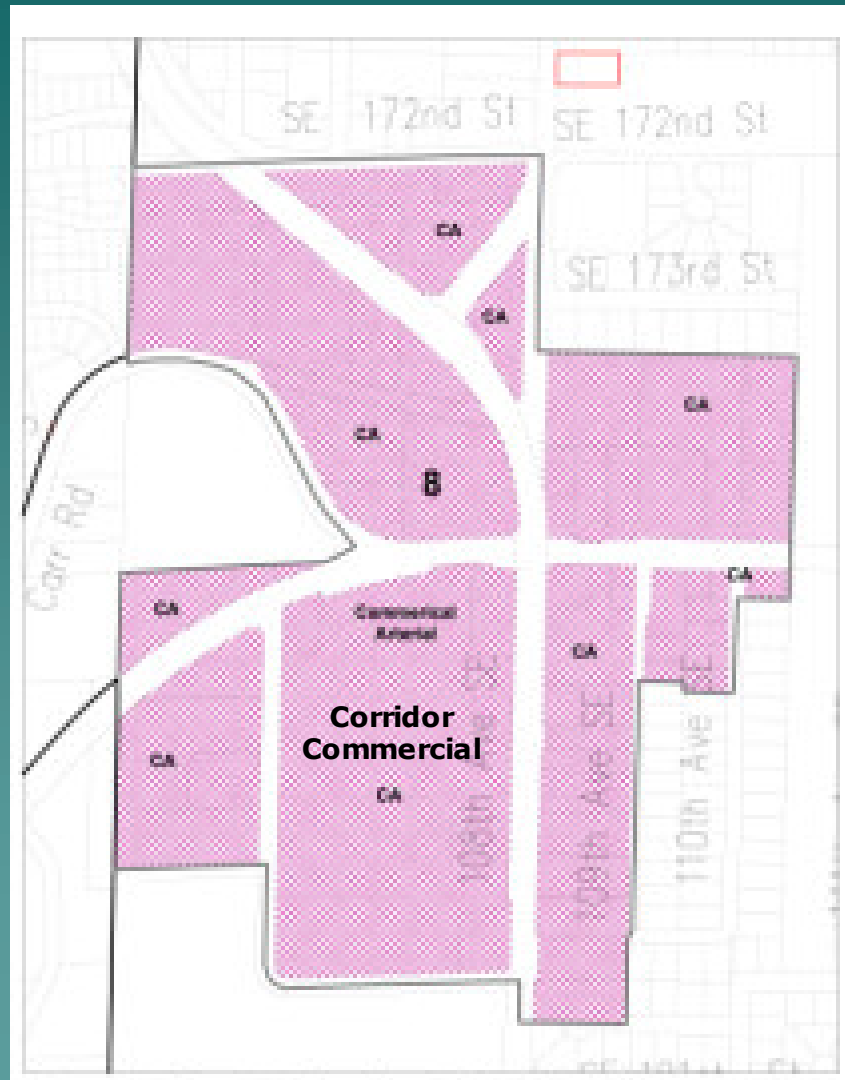
◆ Area 9

- Amend from Corridor Commercial to Multifamily
- RMF zoning

Maps Area 8

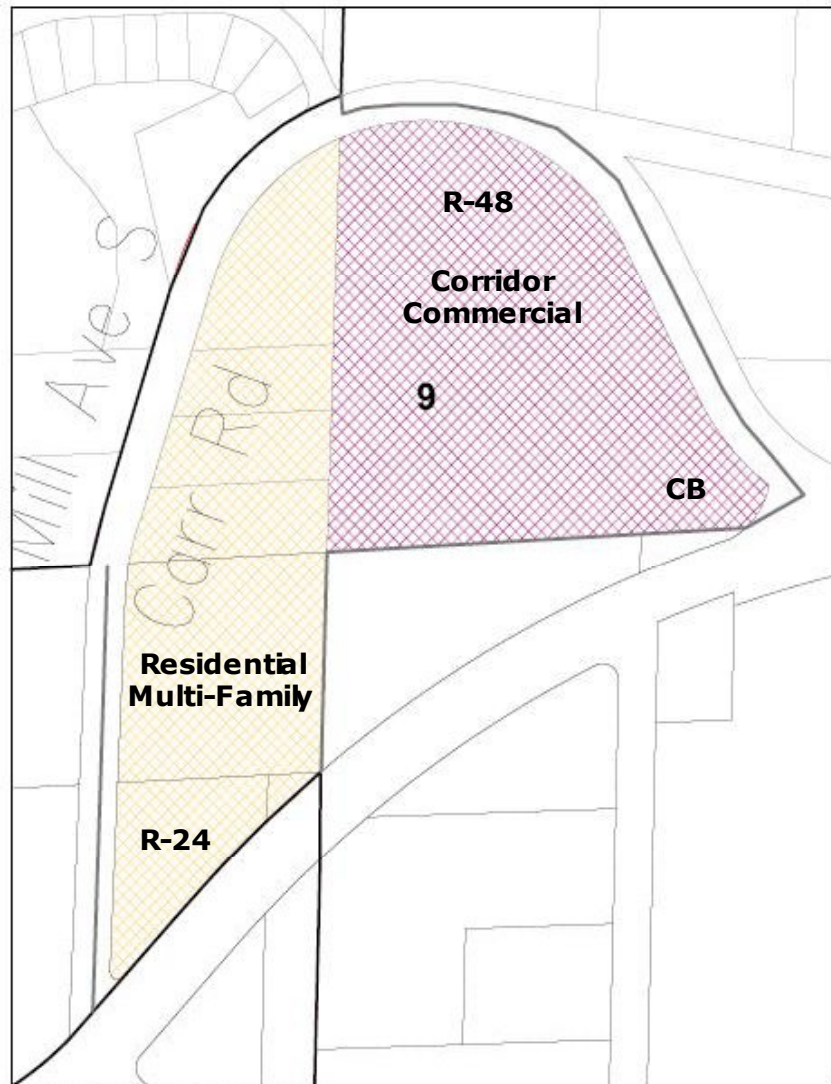


Existing Comprehensive Plan - Map #8

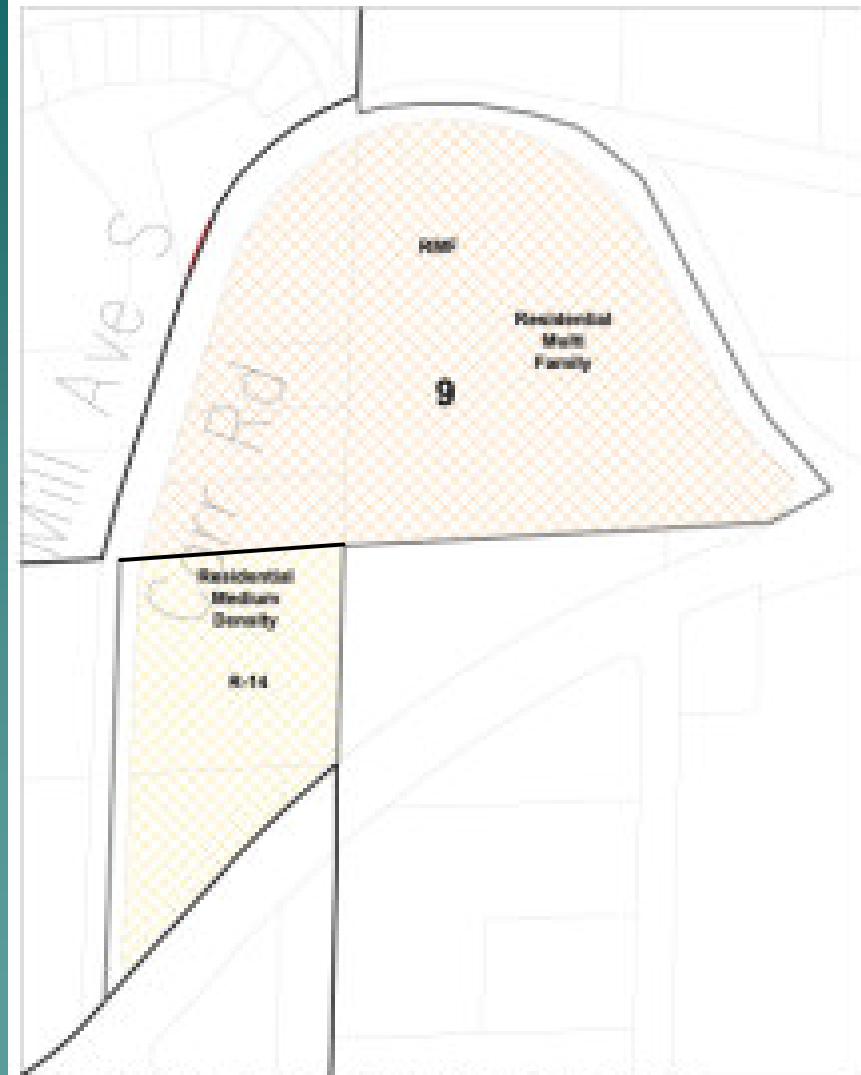


Proposed Renton Comprehensive Plan and Proposed Renton Precorring - Map #8

Maps Area 9



Existing Comprehensive Plan - Map #9



Proposed Ranton Comprehensive Plan and Proposed Ranton Rezoning - Map #6

Next Steps

- ◆ Planning Commission
 - August 1st
 - August 8th
- ◆ City Council Planning and Development Committee
 - ◆ August 9th
 - ◆ August 16th
 - ◆ September 6th
- ◆ Full City Council
 - ◆ September 24
 - ◆ October 1st

